

3805 Patten Drive 26 Armstrong British Columbia

$819,900

Welcome to Country Lane Estates...one of Armstrong's nicest communities! Located in a quiet area you will be impressed with this duplex style Rancher that boasts a fully finished walk-out basement. The main floor offers impressive high ceilings in the living area with a floor-ceiling rock gas f/p and an open floor plan so you can enjoy all the natural light that floods in. The large kitchen features an island w/breakfast bar, a walk-in pantry & no shortage of cupboard & counter space. A lovely covered deck off the dining area allows you to sit out & take in the mountain & valley VIEWs while you enjoy an outdoor meal. The primary bedroom can accommodate a king-sized bed, has a walk-in closet closet & a 5pc ensuite with separate tub & shower. A second bedroom (or office), another full bath and laundry completes the main floor. Downstairs offers plenty of additional living space with 2 bedrooms, a full bath, recreation/family room and additional hobby or exercise room. Ideal for visitors or adult children residing with you. Every room offers natural light! Walk-out from the family room and lounge on the covered patio. There is plenty of parking in the dbl car garage (220 wiring for an electric charger available) & the dbl driveway. Pets are allowed with some restrictions. The complex is conveniently located across the street from the local health centre too! Downsize your yardwork but not your living space. Come and see for yourself! (id:6769)

Media 26'9'' x 17'9''
Storage 10'8'' x 5'10''
Bedroom 12' x 11'9''
Family room 30'6'' x 26'4''
Bedroom 15'7'' x 12'6''
4pc Bathroom 10'4'' x 6'11''
Other 25'9'' x 21'2''
4pc Bathroom 9'7'' x 7'4''
Bedroom 12'10'' x 10'7''
Laundry room 9' x 5'11''
5pc Ensuite bath 10'6'' x 8'3''
Primary Bedroom 17'2'' x 14'10''
Living room 30'11'' x 14'2''
Dining room 13'3'' x 11'9''
Kitchen 12'4'' x 11'9''

Listing Presented By:

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http://www.thecomfortsofhome.ca/

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