



## 267 Sagewood Lane Kamloops British Columbia

\$699,900

This beautifully maintained 2-bedroom plus den rancher delivers practical single-floor living in Sun Rivers' Sagewood neighbourhood. The 1,655 square foot layout maximizes functional space for downsizers or small families seeking simplified living without sacrificing comfort. The home centers on a spacious living room with a gas fireplace and direct access to the rear patio. The kitchen provides ample counter and cabinet space, while the adjacent dining room with large windows offers a dedicated space with natural light. The master bedroom includes a 4-piece ensuite with steam shower, and a walk-in closet. The second bedroom near the front of the home accommodates guests, and the large den can serve as an office or media room. A second 3-piece bathroom serves the rest of the home. The double attached garage provides parking and storage, with attic access for additional space. The rear patio extends the living area outdoors, with mature landscaping providing privacy and a peaceful setting. The home includes vinyl siding exterior and neutral paint throughout. Landscaping for the low-maintenance, irrigated yard is covered in the monthly association fee. Sagewood sits within Sun Rivers, a master-planned golf course community in Kamloops. This neighbourhood sees minimal through-traffic, and the home sits at the end of the street in a private location. The home is vacant and move-in ready. (id:6769)

|                                                  |                        |
|--------------------------------------------------|------------------------|
| Full bathroom Measurements not available         | Dining room 10' x 8'6" |
| Full ensuite bathroom Measurements not available | Kitchen 10' x 15'4"    |
| Primary Bedroom 14' x 15'                        | Den 15'4" x 10'        |
| Living room 15'6" x 15'6"                        | Bedroom 12' x 14'      |

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

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