



## 2990 20 Street 33 Salmon Arm British Columbia

\$1,195,000

This attractive custom executive walk-out rancher captures sweeping views of Shuswap Lake, Mount Ida, and unforgettable sunsets. Situated on a premier corner lot in the prestigious Uplands of the Shuswap, it features professional landscaping with trees, shrubs, flowers, rockwork, garden beds, and a fully automatic irrigation system. A welcoming front patio introduces immediate lake and garden views. The main floor boasts nine foot ceilings, crown mouldings, hardwood floors, a gas fireplace, and expansive glazing. The fully renovated gourmet kitchen features a pantry, new appliances, modern finishes, and new lighting, flowing to a dining area and full-width covered terrace with glass railings and automatic privacy blinds. The vaulted primary suite opens to the terrace, offering a five piece spa ensuite and walk-in closet, complemented by a vaulted executive office, powder room, and laundry. The walk-out lower level offers a bar, games room, family room with fireplace, library, three guest bedrooms, and a gym/flex room with full bath and storage, all opening to a private patio with new concrete stones, garden shed, and Japanese-style trellis. Extensive upgrades include new interior and exterior paint, carpet, and lighting, plus an EV charger in the extra-large double garage. A \$100/month professionally managed strata provides lawn care, snow removal, and secure RV/boat storage. A lower landscaped lot is available, or right of first refusal can be offered. (id:6769)

Foyer 18'11" x 7'

Utility room 12'2" x 7'6"

Other 23'5" x 10'10"

Pantry 6'10" x 2'7"

4pc Bathroom 12'10" x 6'11"

Games room 15'9" x 6'4"

Bedroom 13'11" x 13'16"

Other 13'11" x 13'16"

Gym 12'6" x 9'10"

Bedroom 16' x 9'11"

Library 18' x 9'4"

Recreation room 26'7" x 14'7"

Bedroom 12'8" x 9'8"

Laundry room 13'2" x 7'2"

Other 11'6" x 8'5"

2pc Bathroom 11'6" x 8'5"

Listing Presented By:



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Other 8'11" x 3'11"

Kitchen 17'6" x 18'9"

4pc Bathroom 12'2" x 6'3"