



3805 Patten Drive 34 Armstrong British Columbia

\$919,900

WELCOME HOME TO COUNTRY LANE! Own the nicest home on the block in this sought after +55 adult-oriented community in lovely Armstrong. This is a one of a kind 3 bed + office (or 4th bdrm), 3 full bath, HALF DUPLEX RANCHER. Offering over 2800 SF w/fully finished WALK OUT BSMT, this home has been customized from top to bottom. Incredible upgrades incl the beautiful fully redesigned kitchen w/high-end SS Kitchen-Aid appliance pkg incl gas range & wine fridge, wide open to the spacious dining area & living room w/massive floor to ceiling windows showcasing the STUNNING PICTURESQUE MOUNTAIN VIEWS! Built-in bookcases flank the custom river rock wall surrounding the double-sided gas fireplace adding wonderful warmth to the living area and sizable primary suite incl walk-in closet & custom ensuite ft. double vanity, glass enclosed shower & separate soaker tub. Downstairs is a 2nd primary bedroom incl huge walk in closet & cheater ensuite, plus massive rec rm w/wet bar, 3rd bdrm & gym space! Home is customized with complete automation from lighting controls, sound & entertainment systems plus additional safety & security systems. (id:6769)

4pc Ensuite bath 10'2" x 6'6"
Bedroom 15'5" x 12'6"
Recreation room 25'9" x 25'2"
Bedroom 13'3" x 10'4"
Storage 9'5" x 7'2"
Gym 16'8" x 16'4"
Laundry room 9' x 5'11"

Primary Bedroom 16'4" x 14'4"
Living room 17'5" x 13'11"
Dining room 13'5" x 8'6"
Kitchen 12' x 15'
3pc Bathroom 5'7" x 6'
Office 11'8" x 10'5"
Foyer 8'2" x 6'6"

5pc Ensuite bath 10' x 8'4"

Listing Presented By:



Originally Listed by:
RE/MAX Magnolia

<http://www.finesserealestate.ca/>



Royal

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