



# 4038 Rio Vista Way Kamloops British Columbia

\$1,175,000

Panoramic views of the City, Thompson River Valley, and Golf Course, from this custom built Rancher with fully finished lower level. Featuring an expansive open-concept design, impressive 10-foot ceilings and lots of natural light. Kitchen boasts beautiful quartz counters and a spacious island perfect for entertaining family and friends. Living and dining areas open to the covered outdoor deck to enjoy incredible views while providing comfortable outdoor living almost year round. The primary bedroom offers those same stunning views along with a generous walk-in closet and luxurious spa-style ensuite. The main floor includes a second bedroom or den, and main level laundry room for everyday convenience. The completely finished walkout lower level expands your living possibilities with a generous family room, exercise area, wet bar for entertaining plus two more bedrooms, and full bathroom. Exceptional storage solutions keep everything organized. The lower patio becomes your personal oasis, with privacy, perfect for hot tub to relax overlooking the amazing panoramic views. Efficient geothermal heating and air conditioning, double garage, and extra driveway area. Ideally located minutes from downtown Kamloops, world-class golf, and nature trails. Perfect for an active lifestyle; golfing, hiking, weekends at the lake, or winters traveling, the Professionally landscaped grounds looked after for you! Move-in ready! Neighbourhood fees \$212 monthly which includes landscaping. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

LePage

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4pc Bathroom Measurements not available

Den 11'4" x 11'0"

Storage 12'8" x 9'6"

Foyer 6'0" x 8'0"

Bedroom 12'8" x 11'6"

Primary Bedroom 13'4" x 12'0"

Bedroom 13'4" x 11'0"

Great room 13'6" x 17'0"

Family room 24'8" x 17'2"

Kitchen 11'0" x 14'6"

2pc Bathroom Measurements not available

Dining room 11'8" x 10'0"

4pc Ensuite bath Measurements not available

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