



552 Trillium Drive Kamloops British Columbia

\$1,099,000

Exceptional rancher with legal suite in prestigious Sun Rivers Golf Community! This impressive 3,650+ sq ft home sits on a quiet cul-de-sac in Trillium neighbourhood, offering breathtaking panoramic golf course and city views with the tranquility backing onto green space. The main level features 2 spacious bedrooms plus bonus room over garage that easily serves as 3rd bedroom. Gourmet kitchen with center island, raised bar, and stainless steel appliances flows seamlessly into family room - perfect for entertaining and daily living. Additional 4th bedroom and bathroom on lower level can serve main floor occupants, offering incredible flexibility for growing families. The lower level boasts a Legal 2-bedroom suite, ideal for rental income or inter-generational living. Enjoy stunning golf course vistas from spacious deck and your private backyard. Double garage plus additional parking for RV, or tenant parking. This exceptional property offers the rare combination of luxury living, income potential in one of Sun Rivers' most sought-after locations. (id:6769)

- Other 13'3" x 13'11"
- 4pc Bathroom Measurements not available
- Bedroom 14'5" x 8'8"
- Bedroom 14'5" x 15'9"
- Recreation room 11'6" x 12'5"
- 4pc Bathroom Measurements not available
- Storage 10'0" x 6'0"
- 4pc Ensuite bath Measurements not available
- Primary Bedroom 16'0" x 16'0"

- 4pc Bathroom Measurements not available
- Bedroom 10'6" x 13'2"
- Living room 16'9" x 13'2"
- Dining room 9'0" x 15'0"
- Kitchen 17'10" x 10'8"
- Family room 17'10" x 11'3"
- Primary Bedroom 11'10" x 14'0"
- Living room 15'0" x 14'0"
- Kitchen 10'10" x 14'0"

Listing Presented By:



ESTATEVUE 360

Originally Listed by:
eXp Realty (Kamloops)



ROYAL LEPAGE

Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.