



## 6551 40 Street Salmon Arm British Columbia

**\$998,000**

**MODERN COMFORT MEETS RUSTIC CHARM** - This 4-bedroom A-frame style home sits on nearly 8 acres offering the perfect blend of comfort, space, and views. Enter through a spacious foyer into a beautifully designed kitchen with quartz island, gas stove, two pantries, and a generous dining area ideal for gatherings. The open-concept design flows into a living room with a soaring vaulted ceiling and a wall of windows framing city, lake, and mountain views. A cozy wood stove warms cooler evenings, while sliding doors open to an expansive deck finished with sleek metal railings and steel strands--perfect for entertaining or soaking in the scenery. A 2016 addition added three bedrooms, a large family room, full bath, and a well-appointed laundry with sink and built-ins. Upstairs, the primary suite includes a 3-piece en-suite, while the unfinished partial basement provides ample storage and access to outside. **OUTDOORS** - unique acreage is ready for "those ponies you've been promising the kids," plus a 15' x 15' guesthouse/studio with loft and bath offers flexible space for a home office, guests or creative pursuits. The older 15' x 22' workshop provides dry storage or a place for projects. A stamped concrete patio with firepit and a generous garden complete the setting. This is a unique opportunity to enjoy modern comfort, rustic charm, and acreage living--all in one. (id:6769)

3pc Ensuite bath 7'5" x 6'9"

Primary Bedroom 18' x 12'

Family room 17'5" x 12'8"

Laundry room 6'7" x 5'1"

Bedroom 9'8" x 9'2"

Bedroom 10' x 9'5"

Bedroom 10'9" x 9'7"

4pc Bathroom 9' x 4'5"

Foyer 6'7" x 9'3"

Living room 22' x 20'

Dining room 12' x 8'

Kitchen 16' x 13'

Listing Presented By:



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