



## 768 Rosewood Crescent Kamloops British Columbia

**\$899,500**

Get excited! This classy, level entry rancher with central air features a bright, full walkout basement, faces south, and is located right on the 3rd hole of the Bighorn Golf & Country Club in Sun Rivers. Situated in the quiet west end of the development, Rosewood boasts southwest themed structures, and is surrounded by established, mature vegetation making this a quiet, adult friendly neighbourhood. A spacious foyer leads you to the open concept floor plan. Vaulted ceilings & spacious room sizes keep the main floor big & bright. Inlaid maple hardwood floors enhance the living area. On the main floor you'll also find a large office space, an impressive maple kitchen with newer stainless appliance package and a walk-in pantry for storage, an eating area looking out over the golf course, a cozy family room with gas fireplace, and a roomy primary bedroom with full ensuite. Enjoy direct access to the upper sun-drenched deck perched over the 3rd fairway and sand trap. What a view of the city, wow, it's simply epic! Roll down awnings are a bonus! A 2-piece pit stop bathroom, a laundry room and a 2-car garage finish off the main level. Downstairs is another bedroom, a full bathroom, added storage, a massive rec. room with stand-alone metal gas fireplace, a utility room with easy access, and a hobby room. The basement walks straight out to a covered patio and beautiful rear yard, parked right on the same level as the 3rd fairway of Bighorn! The HOA fee of \$327.50 covers landscaping. (id:6769)

Hobby room 13'0" x 9'0"

Storage 19'0" x 15'0"

Utility room 14'0" x 6'0"

Recreation room 26'0" x 18'6"

Bedroom 13'0" x 12'6"

4pc Bathroom 8'0" x 5'6"

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Primary Bedroom 13'0" x 13'0"

Kitchen 16'0" x 20'0"

Dining room 14'0" x 12'0"

Living room 18'6" x 15'0"

Foyer 10'0" x 5'0"

2pc Bathroom 5'0" x 5'0"

Laundry room 8'2" x 8'0"

4pc Ensuite bath 11'0" x 5'0"

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