



## 803 Mt. Ida Drive Coldstream British Columbia

\$1,459,000

Modern design, Kalamalka Lake views and an incredible backyard--this Middleton Mountain home checks a lot of boxes. Offering approximately 3,884 sq. ft. over three levels, this 4-bedroom, 4-bathroom home combines clean contemporary design with a highly functional layout and exceptional indoor-outdoor living. The bright, open main floor features hardwood floors, large windows, a spacious living room with built-ins and gas fireplace, and an impressive kitchen with quartz counters, a large island and an incredible amount of cabinetry and pantry storage. French doors open directly to the private backyard where a heated saltwater pool and expansive patio create an outstanding space for summer entertaining while still having room for the kids to run and play. Wiring is in place for a hot tub or sauna. Upstairs are three generous bedrooms, including a spacious primary suite with a huge walk-in closet and 5-piece ensuite, plus a dedicated office overlooking the valley. The lower level adds a fourth bedroom, full bathroom and a massive recreation area currently set up with an indoor hockey rink--an amazing space for kids, games, movies or future suite potential with its separate entrance. Add an oversized double garage, RV parking, fenced and landscaped yard and direct backing onto the Middleton Mountain Circle Trail for additional privacy, and this is a rare combination of space, style and recreation in one of Coldstream's most desirable neighbourhoods. (id:6769)

Listing Presented By:



Originally Listed by:  
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Royal

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Office 8'6" x 10'6"

5pc Ensuite bath 14'6" x 12'8"

Primary Bedroom 17'11" x 13'8"

Other 9'6" x 13'7"

Bedroom 11'2" x 12'4"

4pc Bathroom 6'8" x 11'2"

Bedroom 11'2" x 12'0"

Utility room 8'11" x 7'2"

Bedroom 11'6" x 11'6"

4pc Bathroom 7'1" x 8'5"

Storage 11'7" x 11'6"

Recreation room 21'6" x 24'11"

Other 18'3" x 9'8"

Other 25'7" x 22'7"

Laundry room 15'9" x 10'9"

2pc Bathroom 7'10" x 6'3"

Kitchen 17'6" x 14'3"

Dining room 12'4" x 20'4"

Living room 17'5" x 17'11"

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