



819 Arlington Court Kamloops British Columbia

\$1,099,000

Welcome to this impressive 7 bed, 5 bath, 3,940 SQFT family home, meticulously maintained and located in one of the area's most sought-after neighbourhoods. Offering exceptional craftsmanship, generous living space, and thoughtful updates, it's ideal for growing or multi-generational families. The grand foyer features soaring 18' ceilings and a stunning curved staircase. The functional main floor includes a spacious kitchen with adjoining dining area, family room, formal living and dining rooms, full bath, home office or bedroom, laundry, garage access, and a 5' crawl space spanning the home's footprint for exceptional storage. A fully self-contained 1-bedroom in-law suite with private side entrance provides flexibility for extended family, guests, or mortgage-helper potential. Upstairs, the spacious primary suite offers a luxurious ensuite, walk-in closet, and private front deck. Four additional oversized bedrooms and two full baths, including a Jack-and-Jill, complete the upper level. The flat, fully fenced yard features underground sprinklers, patio, garden space, ample parking, and dedicated RV parking. Recent updates include a new furnace (2023), heat pump, GEMSTONE permanent exterior lighting, updated fencing, fresh paint, new carpet, and newer washer and dryer. An exceptional opportunity offering space, quality, and a prime family-friendly location. (id:6769)

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|---|---------------------------|
| Bedroom 12'0" x 12'8" | Bedroom 11'10" x 9'10" |
| Bedroom 11'10" x 9'10" | Kitchen 8'0" x 10'0" |
| Primary Bedroom 13'0" x 25'8" | Family room 14'0" x 15'0" |
| Bedroom 12'2" x 11'2" | Living room 11'6" x 23'4" |
| Bedroom 13'4" x 10'0" | Dining room 13'5" x 11'8" |
| 5pc Ensuite bath Measurements not available | Kitchen 11'5" x 19'0" |

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