



# 98 Ranchland Place Coldstream British Columbia

\$2,499,900

Captivating Coldstream property that celebrates the most beautiful places in the area. Panoramic views of Kalamalka Park and Kalamalka Lake give an incredible backdrop to the 5 acres of land that nestles the stunning home and shop. So many spaces to enjoy the company of friends and family. From the outdoor private fire pit, hot tub, covered patio above and below to all the gardens and useable land, are just the beginnings to this magnificent estate. Upon walking in the front door you're captivated with the stunning open and bright layout of the family, dining and kitchen area. Kitchen has all new appliances. Large and bright windows celebrate every detail of this home by highlighting it's beautiful decor. The kitchen is a dream with its large island, quartz counter tops and back splash. Primary bedroom is glorious with the views enveloping this large and spacious room, large walk in closet and the gorgeous 5 piece ensuite. Entertain in the theatre room or unwind in the convenience of your own home gym. Level entry, bright, 2 +1 bedroom, legal suite is equipped with its own furnace, HWT, air conditioner and utility meters. Large kitchen, bedrooms and windows make a perfect separate living space. Shop is 24 x 32 with 14 ft ceiling. Watch the sun rises or sets in the hot tub or on the covered patio. Access the grey canal walking trail from property line. For virtual tour please watch <https://app.immoviewer.com/portal/tour/3057731?accessKey=66cc> (id:6769)

Listing Presented By:

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- Office 9' x 9'9"
- Laundry room 7' x 12'9"
- Foyer 5'6" x 7'
- Exercise room 8'6" x 25'9"
- Media 12'9" x 26'6"
- Bedroom 11'7" x 12'7"
- Bedroom 9'8" x 10'10"
- Laundry room 7' x 14'2"
- Pantry 4' x 7'
- Kitchen 10'9" x 16'6"

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Primary Bedroom 13' x 14'

Primary Bedroom 11'3" x 12'

Full bathroom 8'3" x 8'10"