



1201 20 Avenue Salmon Arm British Columbia

SW Salmon Arm

\$1,595,000



This 5 year old custom-crafted modern home perfectly balances high-end luxury with everyday functionality. The main floor welcomes you with an airy, open-concept design anchored by soaring ceilings, expansive windows, and engineered white oak flooring. At its heart is a chef's kitchen complete with premium quartz countertops, custom wood cabinetry, a gas range, a generous island, a bar fridge, and a walk-in pantry, all flowing seamlessly into the living area warmed by a sleek gas F/P. The primary suite serves as a private sanctuary, featuring an oversized closet and a spa-inspired ensuite equipped with a double-sink vanity, a soaking tub, and a custom walk-in shower. Downstairs, the fully finished lower level expands your living space with a massive family room, two additional bedrooms, a full bath, a dedicated workshop along with an abundance of storage. Comfort is guaranteed year-round via a five-zone in-floor heating system, HRV, and a backup forced-air furnace. Step outside to a private, professionally landscaped and irrigated oasis, featuring an expansive covered deck and patio, a cozy fire pit, and a premium private hot tub. Car enthusiasts and hobbyists will love the oversized 35' double garage with EV charger, alongside a spectacular 40' x 20' detached shop w/ 14' overhead door, perfect for RV or a workshop. Low maintenance lot, long concrete driveway, all within min...



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