



# 13008 GIBBONS Drive Lake Country British Columbia

Lake Country North West

## \$959,000



Impeccably maintained walk-out rancher in the 55+ community of Cadence. This home reflects an exceptional level of care & attention to detail. Recently painted inside & out, it shows clean, crisp & meticulously kept throughout. The main level features a bright, open layout with quality cabinetry, a generous island, slide-out pantry organizers & updated appliances. Custom built-ins flank both fireplaces, adding functional storage & architectural balance. The primary suite is positioned on the main floor for ease of living, complemented by a second main-level bedroom that functions beautifully as a dedicated home office if preferred. Extended deck space provides substantial outdoor living & a seamless transition from the main living areas. The walk-out lower level offers two additional bedrooms & a spacious family room, creating separation & flexibility for visiting family or longer-term guests. Direct access to the backyard reveals professionally enhanced landscaping, added stairs & a productive vegetable garden -- all maintained to the same exacting standard as the interior. A state-of-the-art AprilAire filtration & humidification system with electronic HEPA filter supports indoor air quality. An active radon mitigation system is in place, along with fire mitigation measures that offer additional peace of mind & potential insurance benefits. The garage continues the theme of...



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