



1956 Gardiner Road Kamloops British Columbia

Barnhartvale

\$1,799,000



Nestled on 3 private acres along prestigious Gardiner Road cul-de-sac, this one-owner custom-built estate offers nearly 3,800 sq ft of thoughtfully designed living space with 7 bedrooms & 5 bathrooms, and one of the greenest lots in the area thanks to both city water & a drilled well for irrigation. Concrete driveway, manicured lawns, wrap-around composite deck, Hardie board-and-batten siding, fibreglass roof shingles, & oversized double garage with a workshop create exceptional curb appeal. The level-entry design welcomes you with a spacious foyer & flows into the heart of the home -- a warm living room with a fireplace & French doors opening to pasture, alongside a spacious kitchen with updated appliances, & a dining area with beautiful views. The main floor also features a mud room, large bedroom, & powder room. Upstairs offers a rare 4-bedroom layout, including a stunning primary suite with jetted tub ensuite, while the family bath features a standalone soaker tub. The lower level adds 2 more bedrooms, 2 bathrooms, office space, storage & a large rec room, creating flexibility for extended family or home-based business potential. Outside, 3 fenced & cross-fenced pastures include irrigation, horse round pen, gardens, & a remarkable 50x25 powered workshop/barn with water & overhead crane. Farm status potential provides valuable tax savings, while nearby riding trails, scho...



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