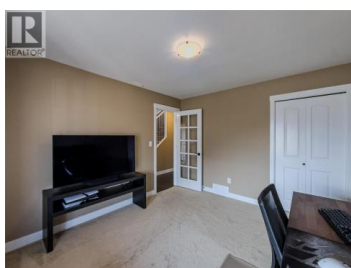
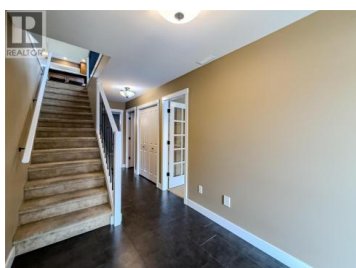




2243 GRASSLANDS Boulevard Kamloops British Columbia

Batchelor Heights

\$839,000



Pride of ownership is evident throughout this immaculate basement-entry home, quietly positioned toward the end of Grassland Blvd with quick access to Westsyde Road and backing onto the hills. Offering 4 bedrooms, 3 bathrooms, a double-car garage & excellent in-law suite potential, this home has been very lightly lived in and shows exceptionally well. The bright, open main floor flows easily between the spacious living & dining areas and the functional kitchen, making it ideal for both everyday living and entertaining, with hardwood flooring and a natural gas fireplace adding warmth. Outdoor living is just steps away with a front deck offering mountain views and a covered back patio with natural gas hookup and stairs leading to the low-maintenance, fully fenced backyard that includes in-ground sprinklers, a storage shed, and a highly functional U-shaped planter box. The generous primary bedroom features a window nook, walk-in closet and 4-piece ensuite. The fully finished basement provides flexibility for extended family or guests, with a separate entrance plus wet bar/kitchen area plumbed for a sink. Additional features include central A/C, plenty of storage and approx. 2 year old washer & dryer. The versatile layout is ideal for families, guests or multi-generational living. Spotless, thoughtfully maintained and truly move-in ready - this is a home that needs to be seen to...



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