



## 2247 Coldwater Drive Kamloops British Columbia

Juniper Ridge

# \$956,800



Welcome to a truly exceptional half duplex in sought-after Juniper West, offering breathtaking views. This rare opportunity blends family-friendly living with built-in income potential in one of Kamloops' most desirable neighbourhoods. The thoughtfully designed open concept and modern main floor layout includes a versatile office/den space on the main floor; ideal for working from home or creating a quiet study area. Step out onto the beautiful deck to relax and enjoy evening sunsets or morning coffee. Upstairs, you'll find three bedrooms and two full bathrooms, including a comfortable primary retreat. The lower level offers incredible flexibility. The main home retains dedicated storage space, while a fully legal, self-contained one-bedroom suite provides excellent rental income potential or space for extended family. The suite includes its own private patio area, creating an elevated and independent rental experience. This is more than just a home; it's a lifestyle opportunity combining panoramic views, family functionality, and smart investment potential in one remarkable property. Appliances, landscape, and window coverings included. Estimated Completion Early Summer 2026. Please note interior photos and room dimensions are of 2245 Coldwater Drive (id:6769)

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