



### 300 Mariposa Court Kamloops British Columbia

Sun Rivers

**\$1,099,000**



?Imagine ending your day w/ sunsets over the fairway and sweeping mountain views across Kamloops. Start your morning teeing it up at Bighorn or w/ a walk to the village for coffee at RiverBrew. Meet friends at one of Sun Rivers' growing collection of dining spots just minutes from your door. Welcome to 300 Mariposa Court. Perfectly positioned overlooking two fairways, this SouthWest-facing home offers more than 4,500sqft of thoughtfully designed living space, where expansive windows and outdoor areas capture the surrounding views from nearly every angle. Inside, the home blends warmth and sophistication w/ two-storey ceilings and a dramatic floor-to-ceiling river rock fireplace as its anchor. Recent updates bring a fresh, modern feel including Quartz countertops in the kitchen, wet bar, and all bathrooms, along w/ a complete interior repaint plus some upgraded lighting and faucet fixtures throughout. The layout offers exceptional flexibility w/ a main floor primary suite & spa inspired en-suite. A spacious upper-level w/ 2 bedrooms & full bath, both w/ private sundecks. A fully finished lower level featuring a bdrm (or two), rec room and wine cellar, and storage - all warmed w/ radiant in-floor heat. Here, vibrant village amenities with unforgettable sunsets and views, come together to create one of Sun Rivers' most desirable lifestyles in the perfect home. All meas are appr...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Blair Rota**  
 eXp Realty (Kamloops)  
 Phone: (250) 819-9925

