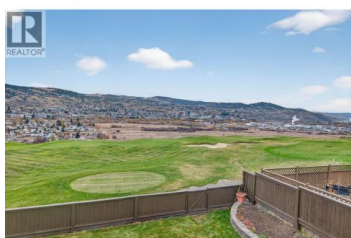




302 MARIPOSA Court Kamloops British Columbia

Sun Rivers

\$1,195,000



Stunning Custom-Built 5-bedroom home with Panoramic Views in a Highly Desirable Location. This impressive 4,200 sq. ft. custom home offers exceptional craftsmanship and breathtaking 200-degree unobstructed views. The grand living room features 20-foot ceilings, a cozy gas fireplace, and magnificent windows with remote-controlled blinds that fill the space with natural light. The maple kitchen includes a granite island, all-new stainless steel appliances, and expansive windows. The main floor offers two bedrooms and two bathrooms with heated tile floors, plus a nanny bedroom with its own 3-piece ensuite. A striking curved staircase leads to the luxurious primary suite, complete with a Juliet balcony, a covered deck, a spa-inspired ensuite with a steam shower, a soaker tub, heated floors, and a generous walk-in closet. The lower level is designed for comfort and entertainment, featuring heated floors, a glass-enclosed gym, surround sound, a recreation room with a pool table, a wet bar, a theatre area, a guest bedroom, and a separate entrance that opens to a covered patio with a beautiful 5-year-old Arctic spa hot tub. Recent upgrades include a new geothermal compressor, central air conditioning, and an electric backup furnace. The fully fenced yard offers underground sprinklers and an 8' x 10' storage shed under the garage. Conveniently located with great bus service and close...



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