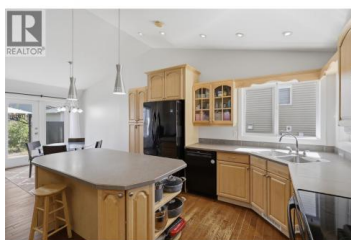
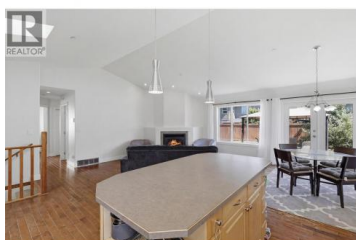




## 380 COUGAR Road Kamloops British Columbia

Campbell Creek/Deloro

# \$749,900



A great opportunity to own a home in one of Kamloops' most sought-after neighbourhoods. This rancher offers open-concept living with vaulted ceilings and fresh paint throughout the main floor. The kitchen features an island with plenty of prep space and seating at the breakfast bar. A French door off the dining area leads to the backyard patio, making it easy to enjoy outdoor living. The living room is centered around a cozy gas fireplace. The spacious primary bedroom includes French doors leading to the backyard, a large walk-in closet, and a well-appointed ensuite with a new shower, ample vanity space and a great soaker tub, perfect after a long week. Two additional bedrooms, a 4-piece bathroom, and main-floor laundry make for easy one floor living. The lower level has a separate entrance and laundry hookups(washer already in place), offering excellent suite potential. It features a large rec room with space for a future kitchen, an additional bedroom, a den that works well as a home office, a 4-piece bathroom, and plenty of storage. Outside, the front yard is low maintenance with xeriscaping and an extra-large driveway. Located close to public transit and the wildlife park, this home is situated in a family-friendly neighbourhood. All big ticket items such as furnace, roof, and A/C have been taken care of in the last few years. (id:6769)

**Kevin Bamsey**

Century 21 Assurance Realty Ltd

Phone: (250) 377-3279

<http://www.ykahomes.com/>



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

