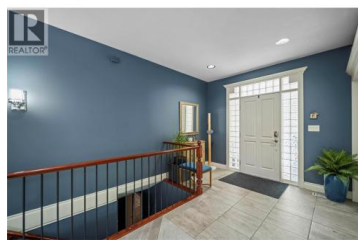




400 Sun Rivers Drive Kamloops British Columbia

Sun Rivers

\$1,025,778



Welcome to your dream home, literally, a past Y Dream Home, 400 Sun Rivers Drive West! Where thoughtful design meets comfort. This expansive 5 bedroom + den + office (with possibility to turn it back into 6 bedrooms!), 3.5 bath gorgeous and airy home offers more than the listing description will fit (ask for the feature sheet to see everything it offers!); packed with upgrades, comfort, and versatile spaces for the whole family. A few top points to focus on: A dreamy primary suite built for relaxation with a jacuzzi tub, walk in closet, gas fireplace and walks right onto your own private patio! A massive home theatre room with surround sound wiring, screen-ready wall, projector mount, and wire management - just bring your own popcorn (and projector)! Downstairs you will find a new expansive kitchen (2022), second laundry, and another private patio! Did someone say hot tub?! Yes, we did! Enjoy radiant in-floor heating throughout (even in the garage!), hardwood floors upstairs, all new carpets (2021 & 2022), new downstairs flooring (2022), painted throughout (2022 & 2025), gas BBQ hook-up, underground sprinklers and drip lines, private patios and decks, and \$3K+ in new blinds. This one checks all the boxes -- come see it for yourself! Whether you're entertaining under the stars, enjoying cozy movie nights, or hosting family in comfort and privacy, this home offers it all - a...



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