



4012 Rio Vista Way Kamloops British Columbia

Sun Rivers

\$1,049,000



Welcome to refined living in the sought-after Rio Vista community of Sun Rivers. This beautifully maintained 3 bedroom + den, 3 bathroom rancher with full basement offers a bright, open concept main floor designed for both everyday comfort and effortless entertaining. The kitchen features quality cabinetry, ample counter space, and a central island, flowing seamlessly into the dining and living areas where a modern electric fireplace creates a warm focal point. The main level includes a spacious primary bedroom with walk-in closet and ensuite, a dedicated office, convenient 2-piece powder room, and main floor laundry. Sonos sound is wired into the kitchen, ensuite, upper deck, and garage, enhancing the indoor-outdoor lifestyle. Downstairs, the fully finished basement offers a generous rec room, two bedrooms, a full bathroom, and a dedicated media room complete with wet bar and beer fridge—perfect for movie nights and entertaining—plus a separate wine storage area. Radiant in-floor heating in the garage and basement adds an extra layer of comfort, while geothermal heating and cooling provides efficient year-round climate control. Additional features include rough-in for central vacuum, gas BBQ hookup on the upper deck, and electrical rough-in for a hot tub on the lower deck. Enjoy low maintenance outdoor living with hillside and city views, all just minutes from downtown K...



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