



404 SUN RIVERS Drive Kamloops British Columbia

Sun Rivers

\$974,900



Beautifully appointed level-entry rancher in Sun Rivers featuring a bright open-concept great room, numerous updates, and a 2-bedroom legal suite. The main floor welcomes you with abundant natural light, 9' ceilings, and a spacious kitchen complete with a large island, pantry, stainless steel appliances, and ample cabinetry. The dining and living areas offer plenty of space for entertaining and open onto a large covered patio. There are 3 bedrooms on the main floor, including a front bedroom ideal for a home office and a spacious primary suite with a walk-in closet and 3-piece ensuite. A full bathroom with laundry and access to the double garage with EV charging complete the main level. Downstairs you'll find a bright, fully daylight 2-bedroom legal suite with an open living and dining area, 4-piece bath, and covered patio. The second bedroom connects to a flexible third room that also has access from the main home, with the option for the seller to frame in the connecting door if desired. The remaining basement space offers a large family room or additional bedroom, two generous storage rooms, and a 2-piece bathroom with laundry for the main home. Additional features include updated geothermal (2019), a fully fenced yard with mountain views, and a storage shed. Ideally located just steps from Big Horn Golf & Country Club, Mason's Kitchen & Bar, RiverBrew, and many of Sun Ri...



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