



## 536 TRILLIUM Drive Kamloops British Columbia

Sun Rivers

# \$1,224,900



4 bedroom, 3 bathroom home offering approximately 3,104 sq. ft. of finished living space on the golf course in the family-oriented community of Sun Rivers. Residents enjoy nearby neighbourhood shops, restaurants, golf, and walking paths, while remaining just minutes from downtown Kamloops. The main floor features a spacious living room, dining area, and an updated kitchen with custom built-ins that add both function and character to the space. Large windows, along with the adjoining sunroom and balcony, capture expansive views of the valley and surrounding landscape. The main level also includes the primary bedroom with walk-in closet and ensuite, an additional bedroom, and a dedicated office. The lower level provides two additional bedrooms, a full bathroom, storage space, and a large recreation area with access to the covered patio. The layout offers flexibility and could function well as an in-law suite for extended family or guests. A double garage and multiple outdoor living areas, including a covered patio, balcony, and front porch, provide additional space to enjoy the surroundings. Located in Sun Rivers on a quiet cul-de-sac, the home benefits from a neighbourhood known for its golf course, walking paths, and growing selection of local amenities. (id:6769)

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