



## 2444 York Avenue 8 Armstrong British Columbia

Armstrong/ Spall.

**\$1,099,900**



Golf-enthusiasts take notice, this fabulous 4-bedroom rancher & den w/basement boasts a superb location within the desirable Royal York Estates community, walking distance from town amenities, and a mere 30 minutes from Silverstar. The home itself offers a breathtaking open-concept interior, drenched in natural light with large windows and inspiring Mountain views. Vaulted ceilings span overhead and gleaming laminate flooring underfoot. A generously sized gourmet kitchen awaits with copious shaker cabinetry, quartz countertops, oversized center island, and a large walk-in pantry. Entertaining is a breeze within the expansive dining and living areas, where a handsome gas fireplace adds warmth and ambiance. From the dining room, step out onto the attached southwest-facing covered deck, complete with sit up breakfast bar and steps to the patio, where the working hot tub awaits. French doors lead into the master bedroom suite, where a large walk-in closet and spa-like ensuite bathroom offer the ultimate retreat. Below the main floor, the finished basement level has been outfitted with high ceilings and multiple spacious bedrooms with generous closet storage. An expansive family room, cold storage room, and well-appointed full hall bathroom complete the space. Outside, the oversized 3-car garage boasts 12-foot ceilings and 10-foot doors, making it the ideal space for all your toy...



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