



# 1143 Canyon Ridge Drive Kamloops British Columbia

\$1,299,900

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

This immaculate two-story home in Sun Rivers offers +3,700sqft with six bedrooms and five bathrooms, including a one-bedroom legal suite. From the warm flooring to the coffered ceiling in the dining room, every detail has been crafted to create a luxurious atmosphere, all while ensuring practicality for everyday living plus tinted windows in the living room for added privacy. The gourmet kitchen is a dream for entertainers -- featuring an oversized island with seating, stainless steel appliances including a gas range and hood fan, a wet bar with fridge, and an abundance of cabinetry. Upstairs, you'll find four generously sized bedrooms plus a full bathroom and laundry room with sink. The Primary boasts a spa-inspired ensuite with a freestanding soaker tub, tiled walk-in shower, and separated water closet and an extra large walk-in closet. Heading downstairs, the fully finished basement includes a home theatre with lifted seating area, full bathroom, electrical and storage rooms, Geothermal unit recently replaced (27k). The suite has a private entrance and is Ideal as a mortgage helper or bonus living space for multi-generational homes, the suite includes spacious living and kitchen areas, large bedroom, three piece bathroom with shower stall, laundry room. Enjoy a beautifully tiered, low-maintenance backyard complete with a stunning rock landscape design , a pet friendly premium synthetic lawn and upper-level patio -- an ideal spot to relax or entertain, all while taking in the view! All meas are approx., buyer to confirm if important. (id:6769)

4pc Ensuite bath Measurements not available

Laundry room 5'10" x 7'6"

Primary Bedroom 16'1" x 15'1"

Media 21'11" x 18'7"

4pc Bathroom Measurements not available

Mud room 5'1" x 8'2"

Laundry room 7'10" x 4'4"

2pc Bathroom Measurements not available

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4pc Bathroom Measurements not available

Storage 8'3" x 5'11"

Utility room 8'4" x 12'5"

Bedroom 13'7" x 11'

Foyer 9'6" x 11'1"