



# 11601 Kalamalka Road Coldstream British Columbia

\$1,049,000

This lovely home is perfectly nestled in the heart of Coldstream. Located only a short walk from Kidston & Coldstream Elementary, Kalamalka High School, Creekside Park, Kal Beach, the Okanagan Rail Trail & hiking trails in Kal Provincial Park. This 4 bed, 3 bath home is the perfect family home in a prime location. This 1800+ sq.ft. offers everything you need to fully enjoy the Okanagan lifestyle. The main level features an open concept living room, dining room & a spacious kitchen with SS appliances, a pantry, soft close drawers, an island with a breakfast eating bar. You will also find a bedroom, full bathroom, laundry/mud room & access to the attached double garage. The living room boasts bright, expansive windows bathing the room with an abundance of natural light, the upper windows provide window coverings accessed via a remote. The upper level offers 2 bedrooms that share a jack & jill bathroom, a reading nook & the primary bedroom with a walk thru closet that leads to the en-suite bathroom. The primary bedroom also offers sliding doors to your very own private hot tub. The back yard also includes two 7X7ft garden storage sheds. Don't miss the opportunity to call this exceptional property your home, located in the highly coveted area of Coldstream & will not last long! Embrace Okanagan living & schedule your viewing today. (id:6769)

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|-------------------------------|----------------------------|
| Dining nook 14'8" x 10'1"     | Pantry 6'4" x 2'11"        |
| Bedroom 11'1" x 9'10"         | Other 10'3" x 8'6"         |
| 4pc Bathroom 11'4" x 8'6"     | Laundry room 10'4" x 10'3" |
| Bedroom 14'0" x 9'10"         | 4pc Bathroom 9'0" x 6'8"   |
| Other 7'6" x 4'7"             | Bedroom 10'3" x 10'0"      |
| 3pc Ensuite bath 10'0" x 7'6" | Living room 13'5" x 13'4"  |
| Primary Bedroom 12'4" x 11'8" | Dining room 10'2" x 10'0"  |
| Other 22'10" x 22'9"          | Kitchen 14'10" x 13'3"     |

Listing Presented By:



Originally Listed by:  
Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>



Royal

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