



1312 PRAIRIE ROSE Drive Kamloops British Columbia

\$1,349,900

Welcome to 1312 Prairie Rose Drive, a 2-storey home in the highly sought-after Hidden Trails community. Backing onto natural surroundings this home is designed for comfortable family living and effortless entertaining. The main floor features a bright living area open to the second floor, creating soaring ceilings, beautiful natural light, and picturesque views. This open-concept space flows seamlessly into the dining area and kitchen, where you'll find a large island with solid surface countertops, a generous pantry, and plenty of room for prepping and entertaining. Upstairs, the spacious primary bedroom includes a large walk-in closet and a well-appointed ensuite with heated tile floors for year-round comfort. Two additional bedrooms, a full bathroom, and the convenience of a laundry room on the same level complete the upper floor. Upgraded features include motorized blinds on all main floor windows and the sliding patio door, six wired-in security cameras, and pre-wiring for a full alarm system. The basement offers a large bedroom currently used as a spacious gym, a full bathroom, and a large family room. There is also a dedicated sub panel with hot tub wiring to the back patio and irrigation to the lower backyard for easy care. The oversized 21' x 24' garage is ideal for hobbyists or extra storage, featuring an 18-foot door, 240-volt plug-in, and hot/cold water taps. Don't miss your opportunity to live in one of Kamloops' most desirable neighbourhoods. (id:6769)

Bedroom 10'1" x 11'0"

Bedroom 9'4" x 11'8"

Laundry room 10'0" x 7'0"

Primary Bedroom 12'4" x 12'7"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Family room 20' x 15'

Full bathroom Measurements not available

Bedroom 12' x 15'

Pantry 5'9" x 6'1"

Living room 19'10" x 16'0"

Dining room 13'0" x 10'4"

Kitchen 13'0" x 10'10"

2pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://jerrivan.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.