



## 2400 Coldwater Drive 138 Kamloops British Columbia

\$798,800

Welcome to The Landing at Juniper West - an exclusive collection of 3-bedroom duplex homes perched atop Juniper Ridge on scenic Coldwater Drive. Showcasing striking modern architecture, each home seamlessly blends style, functionality, and breathtaking natural surroundings into one perfect package. Thoughtfully crafted entry-level layouts feature a bright, open-concept floor plan that flows effortlessly between the living, kitchen, and dining spaces. Vaulted ceilings and expansive windows frame unobstructed river and city views, inviting the beauty of the outdoors into your everyday living. With the primary suite and laundry conveniently located on the main floor, you have everything you need within easy reach. The rancher-style design includes a walkout basement offering two additional bedrooms and a full bathroom--delivering flexibility and comfort for every stage of life. This duplex also contains a Bonus space with the suspended slab under the basement, providing additional square footage to your home! Outside, enjoy professionally landscaped, low-maintenance yards and the added ease of a low Bareland Strata fee. Every home comes turn-key ready, complete with a full appliance package, stylish window coverings, and contemporary finishes--so you can settle in and start enjoying immediately. This is elevated living in one of Kamloops' most sought-after neighbourhoods. \*Please note, listing photos are of Unit 140 (id:6769)

Games room 20'6" x 20'

4pc Bathroom Measurements not available

Utility room 9'6" x 9'8"

Bedroom 10'5" x 14'7"

Bedroom 8'10" x 14'7"

Recreation room 17'9" x 14'7"

4pc Ensuite bath Measurements not available

Primary Bedroom 11'3" x 12'4"

Living room 9'1" x 16'5"

Kitchen 11'9" x 9'0"

Dining room 11'9" x 11'4"

2pc Bathroom Measurements not available

Laundry room 5'7" x 9'11"

Foyer 6'3" x 12'2"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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