



# 1530 HARTFORD Avenue Kamloops British Columbia

\$949,900

Situated on a quiet side street, this expansive 4200+ sq/ft Brocklehurst home is a rare find--thoughtfully designed and lovingly maintained by its original owners. If a backyard pool is on your list, this home delivers in a big way! The main level greets you with soaring vaulted ceilings over the living and dining areas, creating a bright, open feel. The spacious, updated kitchen flows into a large dining nook and a sunken family room with access to the deck and stunning 32x16 in-ground pool--perfect for entertaining or relaxing in your private outdoor retreat. You'll also find a convenient main floor 3-piece bath, laundry room, and mudroom with backyard access, making pool days a breeze. Upstairs offers four comfortable bedrooms including a spacious primary suite with a 4-piece ensuite and walk-in closet, plus a stylish 5-piece main bath for the family. Downstairs is full of potential--create your dream games room, media room, gym, or all three! There's even a cozy flex space with a wood stove, perfect for reading or family board game nights. With a separate exterior entrance, the basement also flows easily to the backyard and pool area. This home combines space, function, and lifestyle--a rare opportunity in one of Kamloops' most sought-after neighborhoods. Ready to enjoy summer in your own private oasis? This one is a must-see. (id:6769)

5pc Bathroom " x "

4pc Ensuite bath " x "

Bedroom 10'0" x 10'0"

Bedroom 14'0" x 10'0"

Bedroom 14'0" x 11'0"

Primary Bedroom 14'0" x 13'0"

3pc Bathroom Measurements not available

Other 9'0" x 7'0"

Storage 12'0" x 11'0"

Games room 22'0" x 12'0"

3pc Bathroom " x "

Mud room 11'0" x 9'0"

Laundry room 10'0" x 5'0"

Foyer 9'0" x 6'0"

Living room 16'0" x 12'0"

Dining room 12' x 12'

Family room 16' x 15'

Dining nook 10' x 10'

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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