



# 1583 GOLF RIDGE Drive Kamloops British Columbia

\$744,900

PRICED BELOW ASSESSMENT!! Breathtaking panoramic views, and refined living are offered in this beautifully maintained Golf Ridge, corner unit townhome. The main level features a bright, open-concept layout with a generous kitchen complete with granite countertops, a spacious dining area, and an inviting living room that opens onto a large sundeck--perfect for enjoying the scenery from every angle. Two bedrooms are located on the main floor, including a spacious primary retreat positioned to take in the view, complete with a walk-in closet and full ensuite. This level also includes an additional bathroom, convenient laundry, and direct access to the double car garage. Comfort and efficiency are enhanced by a geothermal heating and cooling system installed in 2022(\$19k) & brand new H/W tank. The walkout lower level provides exceptional versatility, featuring a third bedroom, full bathroom, and a large recreation room ideal for entertaining or creating a gym, media space, hobby area, or wine room. A private patio extends the living space outdoors and is perfect for quiet mornings or relaxing evenings. Immaculate and move-in ready, this home is situated in a premium location. Residents of Golf Ridge enjoy access to an amenity building for social gatherings, a charming dipping pool, and excellent proximity to golf courses, restaurants, grocery shopping and walking trails. (id:6769)

Utility room 11'0" x 9'0"

Other 17'0" x 9'0"

Bedroom 12'0" x 13'0"

Storage 5'0" x 7'0"

Games room 12'0" x 17'0"

Family room 13'0" x 13'0"

4pc Bathroom Measurements not available

Bedroom 8'0" x 11'0"

Primary Bedroom 12'0" x 14'0"

Kitchen 9'0" x 13'0"

Dining room 10'0" x 11'0"

Living room 13'0" x 17'0"

3pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Listing Presented By:



Originally Listed by:

eXp Realty (Kamloops)



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.