



# 1956 Gardiner Road Kamloops British Columbia

\$1,799,000

Nestled on 3 private acres along prestigious Gardiner Road cul-de-sac, this one-owner custom-built estate offers nearly 3,800 sq ft of thoughtfully designed living space with 7 bedrooms & 5 bathrooms, and one of the greenest lots in the area thanks to both city water & a drilled well for irrigation. Concrete driveway, manicured lawns, wrap-around composite deck, Hardie board-and-batten siding, fibreglass roof shingles, & oversized double garage with a workshop create exceptional curb appeal. The level-entry design welcomes you with a spacious foyer & flows into the heart of the home -- a warm living room with a fireplace & French doors opening to pasture, alongside a spacious kitchen with updated appliances, & a dining area with beautiful views. The main floor also features a mud room, large bedroom, & powder room. Upstairs offers a rare 4-bedroom layout, including a stunning primary suite with jetted tub ensuite, while the family bath features a standalone soaker tub. The lower level adds 2 more bedrooms, 2 bathrooms, office space, storage & a large rec room, creating flexibility for extended family or home-based business potential. Outside, 3 fenced & cross-fenced pastures include irrigation, horse round pen, gardens, & a remarkable 50x25 powered workshop/barn with water & overhead crane. Farm status potential provides valuable tax savings, while nearby riding trails, school bus pickup, and quiet country surroundings complete this exceptional lifestyle property. (id:6769)

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)

<http://kamloopshomefinder.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Bedroom 11'4" x 17'1"

Utility room 6'9" x 3'7"

Bedroom 14'4" x 10'2"

Bedroom 14'4" x 9'3"

Bedroom 11'8" x 10'2"

Bedroom 11'10" x 13'1"

4pc Ensuite bath Measurements not available

Laundry room 8'8" x 13'8"

Primary Bedroom 11'10" x 17'10"

Dining room 11'4" x 13'8"

Recreation room 19'9" x 13'1"

Living room 22'6" x 13'8"

Recreation room 11'4" x 13'7"

Bedroom 10'6" x 13'7"

1pc Bathroom 8'5"

2pc Bathroom 5'6"

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 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.

2pc Bathroom 5' x 5'

Foyer 16'5" x 13'7"

Den 10' x 13'7"