



2138 LINFIELD Drive Kamloops British Columbia

\$1,599,900

This expansive Aberdeen home offers breathtaking views & the opportunity to create 2 additional suites while still maintaining plenty of space for the primary living area. Step through the front door & be greeted by stunning sightlines through the large picture windows. The main floor features engineered hardwood, a spacious kitchen with stone countertops, an island & a pantry. Adjacent to the kitchen, the dining area flows seamlessly into the living room, with 14-foot ceilings & fireplace. A large, covered deck extends off the dining area. The main level includes 3 bedrooms, 4-piece bathroom & mudroom/laundry area conveniently located off the oversized 21' x 31'6" garage. The primary suite has a walk-in closet & a luxurious ensuite with double sinks, soaker tub & a custom tile shower. Descending down, you'll find 2 additional bedrooms & another 4-piece bathroom, if suited, would remain part of the main home. A spacious family/games room is also on this floor, with all the rough-ins to easily add a suite, just install the kitchen. There's also a separate bedroom, a 4-piece bathroom & a dedicated laundry space. One more level down, you'll find 2 more bedrooms, a large rec room with rough-in plumbing for a wet bar, 4-piece bathroom & laundry closet. Each floor has its own separate entrance, 10-foot ceilings & a covered patio. One of the potential suites could be legal (buyers should verify with the City of Kamloops. (id:6769)

Utility room 10'2" x 12'4"

Bedroom 11'2" x 13'2"

Bedroom 11'2" x 13'2"

Family room 13'6" x 18'8"

Games room 14'6" x 19'6"

Bedroom 12'4" x 13'

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4pc Bathroom Measurements not available

4pc Bathroom

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Laundry room 3'4" x 3'4"

Bedroom 9'8" x 11'4"

Bedroom 10' x 13'

Primary Bedroom 13' x 14'8"

Great room 14'6" x 18'8"

Dining room 10' x 13'

Kitchen 11' x 13'

Listing Presented By:



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Century 21 Assurance Realty Ltd.

<http://www.enjoykamloops.com/>



Royal

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Recreation room 24'6" x 17'11"

Bedroom 11'8" x 9'8"

Bedroom 10' x 14'10"