



## 537 Begbie Road 22 Tappen British Columbia

\$319,000

REDUCED! Views Galore ~ 2 bed/3 bath plus office/den home nestled in popular Bastion Mountain MHP! Come unwind on the covered deck with the captivating scenic views of Shuswap Lake and Mt. Ida, or take advantage of the deck's features including a shaded sitting area with blinds for added privacy, a 2019 Beachcomber hot tub, and a versatile locker/change/washroom combo. Inside, this immaculate home boasts a thoughtful layout with vaulted ceilings and the bright open-concept dining, kitchen, and living areas are seamlessly connected. A short hallway leads to the den/office, bedrooms, and a 4-pc main bath featuring a walk-in shower plus a soothing soaker tub. The second bedroom comes with a 3-pc ensuite and a separate entrance to the deck, offering flexibility for accommodating guests. Situated on a corner lot, this property showcases plenty of elbow room, sunshine, garden beds, and a privacy hedge, creating the perfect outdoor retreat. A garden shed near the rear entrance adds practicality to the landscape. The underground yard sprinkler system has been recently upgraded at a cost of \$800, ensuring efficient and convenient maintenance. Parking for two vehicles further enhances the practicality of this residence. Located just minutes off the Trans-Canada Highway and conveniently positioned halfway between Calgary and Vancouver, this home offers a splendid combination of comfort, accessibility, and a picturesque backdrop of Shuswap Lake, Bastion Mountain and Mt. Ida. (id:6769)

3pc Ensuite bath 7'8" x 7'7"

2pc Bathroom 11'7" x 7'8"

Den 11'5" x 10'9"

4pc Bathroom 10'6" x 9'10"

Bedroom 11'3" x 11'9"

Primary Bedroom 11'7" x 13'4"

Dining room 8'3" x 12'11"

Kitchen 9'8" x 12'11"

Living room 25'4" x 13'0"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty



Royal

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