



# 2273 Saddleback Drive Kamloops British Columbia

\$994,800

Located on the view side of Saddleback Drive, this impressive 2-storey home showcases unobstructed river and mountain views. The main floor features soaring 18-ft ceilings in the living room and expansive windows that fill the space with natural light, while the open-concept kitchen—complete with quartz countertops, custom cabinetry, and an entertainer's bar—anchors the layout alongside a den, 2-piece bath, and a mudroom with laundry just off the garage. Upstairs, you'll find 4 bedrooms including a luxurious primary suite which offers double entry doors, private deck, walk-in closet with custom shelving, and a spa-inspired ensuite with double sinks and separate soaker tub. The fully finished basement is designed for entertaining, with a media room with riser for a true theatre feel, a spacious rec room with wet bar, and a 4-piece bathroom with heated floors and custom tile shower—plus easy potential for a self-contained income suite. A private backyard, paving stone driveway, and central A/C complete this exceptional offering. (id:6769)

5pc Bathroom Measurements not available

5pc Ensuite bath Measurements not available

Primary Bedroom 13'7" x 15'0"

Bedroom 12'6" x 10'10"

Bedroom 10'0" x 9'3"

Bedroom 12'9" x 10'0"

3pc Bathroom Measurements not available

Media 19'0" x 18'0"

Recreation room 26'6" x 20'0"

Games room 21'9" x 12'10"

Other 11'6" x 8'4"

2pc Bathroom Measurements not available

Kitchen 15'0" x 13'6"

Living room 20'0" x 15'0"

Dining room 9'0" x 11'0"

Den 10'0" x 9'1"

Mud room 8'9" x 7'6"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.

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Royal

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