



# 260 SUNHILL Court Kamloops British Columbia

\$1,095,000

Stunning Upper Sahali home on a quiet cul-de-sac with exceptional curb appeal. Enter through a gate and white picket fence into a bright, window-filled space. Substantially renovated in 2016, the open floor plan connects the kitchen, family room, and dining area seamlessly. The family room overlooks gorgeous park-like landscaping, while the living room boasts a gas fireplace, high ceilings, and stained glass accents. Two large bedrooms and a 4-piece bathroom complete the main level. The top floor features a versatile nook ideal for crafting or a home office, leading to a stunning primary suite with a large ensuite including a soaker tub, walk-in tile shower, and walk-in closet. An adjoining flex room is perfect as a nursery, office, or additional living space with lovely views. The lower level offers a second family room with gas fireplace, laundry, storage, a 2-piece bathroom, and access to the double garage. The professionally landscaped yard by Lyons Landscaping features an 11-zone irrigation system and exceptional privacy - like having your own private park! Walking distance to McGowan Elementary and water park, a 5-minute drive to Sahali Secondary, and steps to the bus stop. Easy access to uptown amenities and shopping. Day before notice required for showings. (id:6769)

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

- Other 6'7" x 8'3"
- 5pc Ensuite bath 12'1" x 14'9"
- Dining nook 10'2" x 10'8"
- Primary Bedroom 13'5" x 17'
- Den 15'7" x 8'8"
- Utility room 3'10" x 6'10"
- Other 11'10" x 23'11"
- Storage 39' x 19'10"
- 2pc Bathroom 2'10" x 6'2"
- Laundry room 6'0" x 8'
- Recreation room 14' x 19'4"
- Foyer 5'2" x 7'1"
- 4pc Bathroom 8'6" x 6'4"
- Bedroom 11'11" x 10'
- Bedroom 10'7" x 11'2"
- Family room 13'5" x 12'5"
- Kitchen 17' x 9'5"

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