



2650 Catherine Crescent Armstrong British Columbia

\$665,000

Situated in the beautiful Armstrong community, this rancher with a walkout basement offers the kind of space, light, and flexibility that's hard to find. With generous views of the town and valley beyond, you won't find a better location. From the moment you step inside, oversized windows on both levels flood the home with natural light. The sizeable, open rooms throughout give you room to spread out without feeling boxed in. The main level is bright and comfortable, with a walkout basement below that opens up real possibilities, a separate entrance makes it easy to envision the lower level as a secondary suite or self-contained living quarters, ideal for extended family, guests, or extra income potential. The double garage offers space for both vehicles and extra storage. Step outside to find decks on both the ground and upper level, perfect for taking in those valley views morning or evening. The backyard is generously sized and bordered by mature hedges that create a private, tucked-away feel, while most of the yard has been designed for low-maintenance living- more time enjoying the space, less time working on it. This home is the perfect fit for someone searching for easy main floor living with the option of extra space below, or a young, growing family ready to start their next chapter in the Armstrong community. Offering the convenient opportunity for immediate possession, don't wait to view this well cared for home in a great neighbourhood. (id:6769)

Other 23'10" x 4'1"

Other 7'10" x 12'2"

Storage 3'4" x 3'9"

Storage 3'4" x 3'7"

Storage 3'4" x 4'2"

Storage 3'4" x 5'1"

Bedroom 12'4" x 14'10"

Storage 3'4" x 5'5"

Office 12'10" x 24'

4pc Bathroom 9'3" x 7'10"

4pc Bathroom 8'4" x 10'2"

2pc Ensuite bath 6'1" x 4'8"

Primary Bedroom 14'6" x 15'1"

Laundry room 5'10" x 12'3"

Other 20'10" x 4'7"

Dining room 8'5" x 11'7"

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Listing Presented By:



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Royal

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Bedroom 12'8" x 10'5"

Kitchen 9'3" x 10'2"

Family room 14'10" x 7'11"