



## 30 15th Avenue Salmon Arm British Columbia

\$1,299,000

Modern luxury meets functionality in this 2020-built rancher with a full walk-out basement, nestled at 30 15 Ave SE, Salmon Arm. Boasting over 4000 sqft of meticulously crafted living space, this modern home defines luxury living. The main floor is a culinary haven, showcasing a chef's kitchen equipped with Electrolux side-by-side all fridge/all freezer, quartz countertops, a sprawling island, 6-burner gas range, and a spacious walk-in pantry. Entertain effortlessly with a wet bar and wine fridge in the dining area. The primary bedroom suite offers a spa-like ensuite with a generous shower, separate tub, and dual sinks. The living room invites relaxation with its modern feature fireplace, while the covered sundeck is outfitted with a Coast Spa hot tub, offering serene outdoor enjoyment. A fantastic bonus to this home is the 1-bedroom legal suite, thoughtfully designed with added sound insulation and a separate entrance, providing a lucrative mortgage-helper. Additionally, a versatile studio space with a kitchenette, bedroom, bathroom, office, and laundry offers endless possibilities, ideal for a professional's home business, caretaker, or accommodating in-laws. Each enjoys its own private yard space, ensuring privacy and tranquility. Don't miss this rare opportunity to own a home that seamlessly blends sophistication, functionality, and versatility in the heart of Salmon Arm! (id:6769)

Listing Presented By:



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Royal

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4pc Bathroom 11'3" x 5'

Other 11'5" x 6'8"

Bedroom 12'6" x 11'

Other 22' x 22'

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

Dining nook 11'2" x 5'1"

Utility room 13' x 7'6"

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

Laundry room 5'10" x 3'1"

Storage 12' x 3'

Other 18'9" x 12'9"

Foyer 11'7" x 8'1"

Living room 18'5" x 13'

Kitchen 18'7" x 16'3"

Pantry 7' x 6'2"

Dining room 15'2" x 10'

Primary Bedroom 14'6" x 13'

5pc Ensuite bath 16'9" x 8'

Other 7'1" x 4'2"

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