

317 Mariposa Court Kamloops British Columbia

$944,900

This south-facing 3-bed, 3-bath home showcases mountain, city, and sunset views. The upper level is open-concept and features a thoughtfully designed kitchen with an eating-bar island, walk-in pantry, abundant cabinetry with pull-out drawers, and generous counter space. French doors off the living area open to a sunny deck. The spacious primary suite offers a spa-inspired ensuite with heated floors, a jetted soaker tub, a steam shower, double sinks, and a walk-in closet, plus French doors to a private deck. The lower level features a large family room with built-in bookshelves and a cozy gas fireplace, and has a third bedroom, a 3-piece bath with steam shower, ample storage, and a large laundry room. Parking is plentiful with a double garage that has built-in storage. Set on a quiet cul-de-sac on one of Sun Rivers' largest estate lots--about 11,000 sq ft or 0.26 acres, the yard is private and low-maintenance, with a fully fenced side and backyard plus easy-care landscaping, with a gazebo for outdoor dining--and plenty of space for a pool. Additional perks: two gas fireplaces, a laundry chute, underground sprinklers, central vac, 200-amp service, and a 60-amp sub-panel. Notable updates include a new geothermal system installed ~2 years ago, a Navien on-demand hot water system, and high-end appliances. Sun Rivers has a 99-year prepaid government lease and very low strata fees at $38/month. HOT TUB NOT INCLUDED (id:6769)

Utility room 6'5'' x 5'7''
3pc Bathroom 8'3'' x 7'6''
Laundry room 8'9'' x 8'4''
Den 8'8'' x 6'3''
Family room 19'4'' x 24'8''
Bedroom 12'5'' x 13'3''
Foyer 18'10'' x 11'3''
Pantry 5'4'' x 4'9''

Dining room 11'2'' x 8'3''
Other 6'1'' x 9'11''
4pc Bathroom 8'4'' x 9'11''
5pc Ensuite bath 18'6'' x 10'8''
Bedroom 11'8'' x 11'6''
Primary Bedroom 21'9'' x 13'3''
Living room 28'2'' x 16'7''
Kitchen 11'8'' x 17'1''

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