



380 COUGAR Road Kamloops British Columbia

\$749,900

A great opportunity to own a home in one of Kamloops' most sought-after neighbourhoods. This rancher offers open-concept living with vaulted ceilings and fresh paint throughout the main floor. The kitchen features an island with plenty of prep space and seating at the breakfast bar. A French door off the dining area leads to the backyard patio, making it easy to enjoy outdoor living. The living room is centered around a cozy gas fireplace. The spacious primary bedroom includes French doors leading to the backyard, a large walk-in closet, and a well-appointed ensuite with a new shower, ample vanity space and a great soaker tub, perfect after a long week. Two additional bedrooms, a 4-piece bathroom, and main-floor laundry make for easy one floor living. The lower level has a separate entrance and laundry hookups(washer already in place), offering excellent suite potential. It features a large rec room with space for a future kitchen, an additional bedroom, a den that works well as a home office, a 4-piece bathroom, and plenty of storage. Outside, the front yard is low maintenance with xeriscaping and an extra-large driveway. Located close to public transit and the wildlife park, this home is situated in a family-friendly neighbourhood. All big ticket items such as furnace, roof, and A/C have been taken care of in the last few years. (id:6769)

Listing Presented By:



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Century 21 Assurance Realty Ltd

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



Royal

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3pc Bathroom Measurements not available

Recreation room 28'7" x 17'7"

Bedroom 9'11" x 11'10"

Den 14'2" x 10'7"

Other 7'10" x 11'5"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Laundry room 8'2" x 5'6"

Primary Bedroom 13'2" x 13'9"

Bedroom 12'5" x 10'4"

Bedroom 10'11" x 9'8"

Dining room 10'7" x 8'8"

Living room 17'3" x 14'6"

Kitchen 11' x 13'7"

Foyer 8'6" x 5'3"

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