



400 Sun Rivers Drive Kamloops British Columbia

\$1,025,778

Welcome to your dream home, literally, a past Y Dream Home, 400 Sun Rivers Drive West! Where thoughtful design meets comfort. This expansive 5 bedroom + den + office (with possibility to turn it back into 6 bedrooms!), 3.5 bath gorgeous and airy home offers more then the listing description will fit (ask for the feature sheet to see everything it offers!); packed with upgrades, comfort, and versatile spaces for the whole family. A few top points to focus on: A dreamy primary suite built for relaxation with a jacuzzi tub, walk in closet, gas fireplace and walks right onto your own private patio! A massive home theatre room with surround sound wiring, screen-ready wall, projector mount, and wire management - just bring your own popcorn (and projector)! Downstairs you will find a new expansive kitchen (2022), second laundry, and another private patio! Did someone say hot tub?! Yes, we did! Enjoy radiant in-floor heating throughout (even in the garage!), hardwood floors upstairs, all new carpets (2021 & 2022), new downstairs flooring (2022), painted throughout (2022 & 2025), gas BBQ hook-up, underground sprinklers and drip lines, private patios and decks, and \$3K+ in new blinds. This one checks all the boxes -- come see it for yourself! Whether you're entertaining under the stars, enjoying cozy movie nights, or hosting family in comfort and privacy, this home offers it all - and more. (id:6769)

Recreation room 19'7" x 21'0"

Bedroom 12'5" x 10'4"

Laundry room 12'3" x 10'7"

Utility room 8'6" x 11'6"

2pc Bathroom 5'6" x 6'10"

Kitchen 12'9" x 13'9"

Living room 13'4" x 16'11"

Dining room 18'0" x 15'7"

Bedroom 11'8" x 10'7"

4pc Bathroom 6'3" x 7'0"

Primary Bedroom 11'3" x 13'2"

Bedroom 11'2" x 11'7"

Laundry room 8'0" x 11'6"

Den 11'8" x 10'1"

Foyer 16'2" x 5'2"

Dining room 18'0" x 15'7"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

<http://www.gabyberry.exp Realty.com/>



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Pantry 7'6" x 4'4"

Kitchen 12'7" x 5'7"

Den 6'11" x 6'9"