



404 SUN RIVERS Drive Kamloops British Columbia

\$974,900

Beautifully appointed level-entry rancher in Sun Rivers featuring a bright open-concept great room, numerous updates, and a 2-bedroom legal suite. The main floor welcomes you with abundant natural light, 9' ceilings, and a spacious kitchen complete with a large island, pantry, stainless steel appliances, and ample cabinetry. The dining and living areas offer plenty of space for entertaining and open onto a large covered patio. There are 3 bedrooms on the main floor, including a front bedroom ideal for a home office and a spacious primary suite with a walk-in closet and 3-piece ensuite. A full bathroom with laundry and access to the double garage with EV charging complete the main level. Downstairs you'll find a bright, fully daylight 2-bedroom legal suite with an open living and dining area, 4-piece bath, and covered patio. The second bedroom connects to a flexible third room that also has access from the main home, with the option for the seller to frame in the connecting door if desired. The remaining basement space offers a large family room or additional bedroom, two generous storage rooms, and a 2-piece bathroom with laundry for the main home. Additional features include updated geothermal (2019), a fully fenced yard with mountain views, and a storage shed. Ideally located just steps from Big Horn Golf & Country Club, Mason's Kitchen & Bar, RiverBrew, and many of Sun Rivers' growing amenities. Easy to show with quick possession possible. (id:6769)

Storage 12'11" x 10'4"	Living room 11'2" x 19'1"
Storage 7'3" x 10'4"	Kitchen 10'11" x 13'
Family room 11'2" x 19'1"	4pc Bathroom 10' x 4'9"
4pc Bathroom 5'1" x 9'4"	Other 4'6" x 6'4"
2pc Bathroom 6' x 11'1"	3pc Ensuite bath 5'1" x 8'5"

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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Bedroom 13' x 15'2"

Kitchen 11'6" x 19'2"

Dining room 10'2" x 13'