



# 413 Morningview Drive Coldstream British Columbia

\$1,349,900

This STUNNING SHOW HOME by Carriage Signature Homes Could Be Yours in Morningview on Middleton-- one of the area's most sought-after communities. Spanning a total of 3,549 sq.ft., this home offers 2,378 sq.ft. of beautifully finished living space with 3 bed / 3 bath plus an additional 1,171 sq.ft. of unfinished lower level, ready for a legal suite, rec room, and a 4 bed. MAIN FLOOR- Designed for both style and functionality, the main floor boasts soaring ceilings, an office/studio, and a warm, inviting Great Room with expansive windows. The chef's kitchen is a true highlight, featuring an oversized island, coffee nook, pendant lighting, an oversized fridge/freezer, a spacious pantry, and a generous dining area. A 10-ft ceiling double garage with extended depth, a mudroom with a sleek modern bench, and stylish floor tiling add to the thoughtful design. The living room centers around a beautiful gas fireplace, while the covered deck includes a gas hookup perfect for year-round barbecuing. UPSTAIRS- The upper level is designed for convenience, with all bedrooms and laundry room ideally situated. The primary suite offers breathtaking valley views and a luxurious ensuite, complete with a superb w/in shower, freestanding tub, and a spacious walk-in closet. DOWNSTAIRS- design the lower lever for your needs. i.e. legal suite, a rec room and a 4th bed, the possibilities are endless. Close to schools, shopping, beaches & parks. Price is plus GST (id:6769)

Laundry room 6'0" x 8'1"

Other 5'1" x 10'9"

5pc Ensuite bath Measurements not available

Primary Bedroom 13'0" x 13'7"

3pc Bathroom Measurements not available

Bedroom 11'6" x 11'9"

Bedroom 11'11" x 11'6"

Other 13'0" x 10'0"

Mud room 10'9" x 8'5"

Pantry 6'5" x 11'3"

Kitchen 16'0" x 12'0"

Dining room 15'1" x 9'0"

Living room 14'0" x 13'6"

2pc Bathroom Measurements not available

Office 8'6" x 11'1"

Foyer 11'0" x 11'0"

Listing Presented By:



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eXp Realty (Kelowna)

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Royal

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