



# 5048 HEFFLEY LOUIS CR Road Kamloops British Columbia

\$999,000

Welcome to your private oasis in the spectacular Heffley Valley! Watch your kids' eyes sparkle as they learn to grow their own garden, raise chickens, and bake bread -- all while living a wholesome, country lifestyle in this truly remarkable setting. Built in 2020, this charming 3-bedroom, 3-bathroom home blends modern finishes with timeless farmhouse appeal, featuring quartz counters, a cozy wood stove, a top-of-the-line UV water filtration system, and 2 covered porches perfect for enjoying the serene surroundings. The traditional two-storey layout offers an open concept main floor with a spacious, family-friendly kitchen, walk-in pantry, 2-piece bath, and access to both the front and back porches. The primary bedroom retreat features a luxurious ensuite with a walk-in tile shower and double vanity, while the two spacious spare bedrooms share a well-appointed 4-piece bathroom. Set on 40 acres and backing onto crownland, the property is enriched by Cahilty Creek meandering through, an artesian well, and a preliminary timber value report on file. The 512 sq ft detached shop offers 200-amp service, a washroom, and is roughed in for a future carriage suite, while an additional off-grid premise is ready for siding. Outdoor features include chicken coops, dog runs, fenced paddocks, and a yoga deck perched along the creek. Friendly neighbours always willing to lend hand and affordable driveway snow removal available. Portion of land outside ALR. (id:6769)

Bedroom 11'6" x 10'4"

Pantry 6'6" x 2'8"

Bedroom 11'6" x 10'4"

Living room 23'0" x 21'0"

Primary Bedroom 10'10" x 12'4"

Dining room 12'6" x 12'6"

Full ensuite bathroom Measurements not available Kitchen 12'6" x 12'8"

Full bathroom Measurements not available

Partial bathroom Measurements not available

Laundry room 6'2" x 8'0"

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