



# 82 Montcalm Crescent Sicamous British Columbia

\$2,499,000

MARA LAKE WATERFRONT... a rare opportunity to embrace lakeside living at 2 mile... properties in this area are seldom available. This beautifully maintained 4-bedroom, 3-bath home blends comfort with stunning lake views. The shake-style kitchen features granite countertops, a central island, built in appliances, hardwood floors throughout, bright dining area and a spacious living room with vaulted ceilings and a wood-burning fireplace, creating a warm inviting space. The primary bedroom offers a private refuge with ensuite and walk-in closet, while a guest bedroom, full bath, and convenient laundry complete the main level with access to generous outdoor living spaces. The walk-out basement is designed for relaxing, with a cozy family room, second wood-burning fireplace, two large guest bedrooms, full bath, den, and storage, all leading to a covered patio. Outside enjoy soft sandy beaches, your private dock, buoy, an adorable guest cottage, garden shed, garage, and a versatile climate-controlled wine room. This is more than a home - it's a lifestyle defined by calm waters, long summer days, and unforgettable moments. (id:6769)

Utility room 14' x 10'

Den 11' x 9'3"

3pc Bathroom 7' x 4'1"

Bedroom 10'5" x 10'5"

Bedroom 12' x 10'5"

Family room 20' x 15'

Laundry room 2'8" x 3'2"

4pc Bathroom 7'5" x 7'3"

Bedroom 11'3" x 9'9"

3pc Ensuite bath 8'3" x 6'9"

Primary Bedroom 15'2" x 11'

Living room 20' x 15'8"

Dining room 10'7" x 8'7"

Kitchen 12'7" x 12'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.