



## 864 NICOLANI Drive Kamloops British Columbia

\$924,900

This elegant two-storey home combines classic charm with modern comfort plus the full basement ready to finish as an in-law suite or room for larger family needs. From the moment you arrive, the home's impressive street appeal and manicured landscaping set the tone for what's inside. With a double garage, RV parking, and extra driveway space, there's room for everything. Step into the welcoming foyer where an elegant curved staircase leads to the upper level. The sunken living room and formal dining area feature easy-care laminate flooring--ideal for both everyday living & stylish entertaining. The spacious kitchen, with natural light from a vaulted skylight, boasts newer stainless-steel appliances and new countertops, creating a perfect space for family meals and gatherings. The adjoining family dining area overlooks a cozy sunken family room with a gas fireplace and patio doors opening onto a covered BBQ deck. The private, fenced backyard has underground sprinklers and mature fruit trees and backs on a daycare. A handy stairwell from the yard offers outside access to the unfinished basement, perfect for extra storage or your future development ideas. Two additional bedrooms and a convenient laundry room are located on the main floor. Upstairs, the spacious primary suite features a spa-inspired ensuite with a jetted tub and bidet, along with two more well-sized bedrooms for the kids. This exceptional home is ready to welcome your family and create memories for years to come. (id:6769)

Bedroom 11'7" x 11'5"

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4pc Bathroom Measurements not available

5pc Ensuite bath 13'6" x 8'2"

Primary Bedroom 16'7" x 14'

Bedroom 9'7" x 8'5"

Living room 15' x 13'9"

Laundry room 5'3" x 13'2"

Dining room 11'9" x 13'9"

Family room 16'5" x 11'7"

Dining nook 11'7" x 7'

Kitchen 10'8" x 11'0"

Storage 10'0" x 10'0"

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