



# 9305 Elm Drive Coldstream British Columbia

\$1,449,000

This newer family home is spectacular and located in the heart of a fantastic new family friendly neighbourhood in Coldstream. An open concept, modern walk out rancher layout with a large partially finished basement that has unfinished potential! This home is bright, modern and is only 3 years old. Vaulted ceilings, gas fireplaces, AC, and plenty of windows with a custom grid that give this a true home feeling. The kitchen is spacious with quartz counter tops, an oversized gourmet island, stainless steel appliances and a tiled backsplash throughout. The primary bedroom comes complete with a full ensuite, walk-in closet as well as access to the deck. Head downstairs to a large family room with a fireplace, wet bar, multiple bedrooms, a full bathroom and access to the backyard. There is also unfinished space allowing you to finish it for what you need, possible in-law suite or ample storage. This home has a covered deck which has a gas hookup, covered patio and a great sized flat backyard that is treed with privacy. Sit on your covered front porch and enjoy the view of the mountain sides with great sun exposure. The driveway is flat, has plenty of room for toys including an RV and accompanied by an oversized double garage. Only a short drive and you're at Kalamalka Park where you can bike & hike many trails or swim in one of the best lakes in the world. Footsteps to the Elementary school, parks, convenience stores and more. This is a must see! (id:6769)

Other 5'9" x 2'7"

Bedroom 11'11" x 14'7"

Bedroom 10'6" x 12'8"

Full bathroom 8'10" x 5'7"

Living room 18'5" x 19'2"

Bedroom 9'11" x 11'11"

4pc Bathroom 8' x 5'2"

Foyer 6'10" x 5'11"

3pc Ensuite bathroom

Other 6'1" x 5'11"

Primary Bedroom 12'11" x 13'5"

Laundry room 6'9" x 11'10"

Pantry 6'6" x 3'11"

Kitchen 15'7" x 10'2"

Living room 15'10" x 18'9"

Dining room 12'11" x 16'2"

Dining nook 6' x 11'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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