



992 Quail Court Kamloops British Columbia

\$1,249,000

Pride of ownership defines this custom-built, one-owner home, perfectly positioned on a quiet, single-sided cul-de-sac in the sought-after Batchelor Heights neighbourhood. Designed to take advantage of its spectacular setting, this beautifully maintained rancher has nat light & features 9ft ceilings. The thoughtfully designed kitchen offers granite countertops, SS appliances, b/in wall oven, gas cooktop, & heated tile floors. The open-concept kitchen, dining, & living room is anchored by a glass sliding door onto an expansive deck with breathtaking, unobstructed views of the N. Thompson River & surrounding mountains. A separate formal dining room provides the perfect space for hosting family & special gatherings. The main floor features a spacious primary retreat w/ priv balcony, a walk-through closet, & spa-inspired ensuite w/ heated tile floors. A 2nd bedroom also enjoys its own private ensuite & balcony. The bright walk-out lower level offers incredible versatility w/ a spacious rec room with a wet bar; one bedroom w/ ensuite + two additional bedrooms, one w/ patio access; office area, & 5 pc bathroom. The flexible layout provides excellent potential for a future in-law suite. Outside, the priv, landscaped backyard offers space for entertaining, gardening, recreation or just relaxing in a peaceful setting. Additional features include a large laundry room, generous storage, B/I vac, UG irrigation, double garage & two good size storage sheds complete this great property! (id:6769)

Laundry room 18'5" x 10'10"

Utility room 15' x 7'1"

Full ensuite bathroom 6'7" x 7'1"

Bedroom 13'6" x 17'

Recreation room 33'8" x 20'

5pc Bathroom 8'4" x 7'3"

Bedroom 12'9" x 12'1"

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Dining room 14'10" x 11'3"

Other 7' x 8'6"

5pc Ensuite bath 12'10" x 13'11"

Primary Bedroom 14'1" x 14'2"

Living room 14'11" x 16'9"

Other 12'7" x 14'2"

Kitchen 11'6" x 12'5"

4pc Bathroom 8'7" x 7'4"

Bedroom 11'6" x 11'6"

Bedroom 10'6" x 10'6"

Listing Presented By:



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