



# 1617 Eagle Rock Road Armstrong British Columbia

\$1,274,000

Welcome to this fully useable 3.35-acre property with mountain and valley views that offers an exquisite blend of modern luxury and serene country living. Newly renovated from top to bottom, the single family rancher, which is much more spacious than it looks from outside, promises a lifestyle of comfort and sophistication. From the moment you step inside, the attention to detail and high quality workmanship is evident, with upgrades including kitchen and bathrooms, appliances, flooring, lighting, furnace, A/C, hot water on demand, windows, electrical, plumbing, roof - and many more - making this home feel brand new! The layout showcases a chef's kitchen, with three bedrooms at one end of the home, and a large family room at the other. Outside, there is lots of parking space, and the quiet front yard with gazebo is perfect for entertaining. For those with a penchant for hobbies or business ventures, an additional 1400 square foot shop is a dream come true. This versatile space has multiple storage rooms, and both plumbing and wiring in place. The property is supported by 400 amps and an artesian well with great water output that keeps the fully page fenced property green all summer. A large barn with several stalls and a tack room rounds out the property. Other features include a private fenced yard, additional wiring for a hot tub, and two RV spots with power, septic, and water hookups ready to go. Merging south onto Hwy 97 is a breeze with a designated turning lane. (id:6769)

Family room 23'10" x 13'7"

Utility room 4'6" x 4'10"

Partial bathroom 6' x 3'11"

Laundry room 6'9" x 11'11"

Dining room 8'10" x 13'8"

Bedroom 11'1" x 11'7"

Bedroom 10'1" x 11'7"

3pc Ensuite bath 9'4" x 6'7"

4pc Bathroom 9'2" x 6'11"

Primary Bedroom 13'8" x 12'

Living room 17' x 13'8"

Kitchen 11'11" x 21'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty



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