



## 751 Mt Ida Drive Coldstream British Columbia

\$1,279,000

Experience the charm of this impressive 5-bedroom, 4-bathroom custom-built home in a highly sought-after neighborhood, perfect for your family. From the moment you arrive, you'll be captivated by its exceptional curb appeal plus it's located in the Coldstream Elementary and Kalamalka High School catchments. As you step inside, you'll be greeted by an abundance of natural light, soaring ceilings, and a cozy natural wood-burning fireplace, perfect for special occasions. The spacious, bright living room, dining room and kitchen, create an inviting atmosphere. Flow seamlessly into the backyard, where you'll find beautifully established landscaping, creating a private oasis for enjoying the warm Okanagan evenings. The main floor also features a laundry room, powder room, and a large garage. Upstairs, you'll discover a rare gem: four bedrooms, an office/den, and a family room that opens onto a covered deck with breathtaking views of Kalamalka Lake, all on one floor. Whether you have a large family or need extra space for a second home office or hobby room, this home has you covered. The finished lower level offers a media room, a fifth bedroom, a full bathroom, and ample storage space. With a bit of effort, this lower level could be transformed into a mortgage helper suite. This home truly has room for everyone and everything, making it the perfect place to create lasting memories. (id:6769)

Loft 15'6" x 16'2"	4pc Bathroom 10'8" x 11'6"
5pc Bathroom 8'1" x 10'9"	Bedroom 13'10" x 10'5"
Bedroom 13'10" x 11'4"	Den 13'10" x 11'
Bedroom 13'10" x 11'4"	Recreation room 18'1" x 15'11"
Bedroom 11'1" x 11'0"	Other 35'7" x 24'1"
5pc Ensuite bath 11'0" x 12'7"	Laundry room 11'1" x 10'11"
Primary Bedroom 15'1" x 13'0"	2pc Bathroom 5'5" x 4'11"

Office 9'3" x 8'5"	Foyer 11'1" x 10'0"
Utility room 9'11" x 14'3"	Living room 16'11" x 16'3"
Storage 7'2" x 12'8"	

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