



## 11609 Upper Summit Drive Coldstream British Columbia

\$1,138,900

11609 Upper Summit Drive is THE perfect family home, ideally located in one of Coldstream's most desirable & established neighbourhoods. Set on a quiet no-thru road, this spacious, well-designed home offers functionality for a growing or multi-generational family, with the major upgrades already done. This 5 bed, 3 bath home features 3 beds on the main floor, including a primary suite with walk-thru his & hers closets & an updated 4pc ensuite with heated tile floors. The bright living room is filled with natural light from large picture windows & showcases views of Kalamalka Lake. A stone-faced wood-burning fireplace anchors the space, with the dining area flowing seamlessly beside it. The kitchen, updated in 2025 with white quartz counter-tops, offers an island, SS appliances, wall oven, & mudroom entry. Step outside to the deck complete with hot tub, BBQ area, & patio space ideal for entertaining. The lower level provides excellent versatility with a spacious rec room & a 2 bed, 1 bath in-law SUITE with separate entrance. This level also offers a den, 4pc bath with its own laundry, tiled flooring, & access to the covered patio & backyard. Situated on a 0.34-acre lot, the fully fenced yard features valley views, room for garden, & space for a pool. Home offers many upgrades, walking distance to schools & minutes from Kalamalka Lake Provincial Park, offering year-round outdoor recreation. A truly exceptional family home offering space, privacy, upgrades, & an unbeatable lifestyle. (id:6769)

Utility room 10'3" x 3'5"

Storage 7'9" x 4'6"

Bedroom 21'6" x 10'6"

4pc Bathroom 10'6" x 8'2"

Office 10'9" x 10'5"

Bedroom 10'7" x 9'3"

Bedroom 11'0" x 10'0"

4pc Ensuite bath 11'0" x 7'8"

Primary Bedroom 13'11" x 11'4"

Kitchen 20'0" x 11'11"

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