



## 2244 Valleyview Drive Kamloops British Columbia

\$999,900

This brand-new build which was built as BC Energy Step Code (or Zero Carbon Step Code) Level 4, sits on an impressive 11,000 sq ft panhandle lot, offering both space and privacy in a convenient Valleyview location. The level-entry design includes a fully framed and drywalled basement, ready for you to finish to suit your needs. On the main floor, you'll find just over 1,500 sq ft of thoughtfully planned living space with 3 bedrooms and a bright, open-concept layout. The kitchen is a true centerpiece, featuring an island with bar seating, stone countertops, tiled backsplash, and stainless steel appliances. The living room showcases beautiful details including a cozy fireplace with wood mantel and a tray ceiling, while the dining area opens to a covered patio and yard access. The primary suite offers a walk-in closet and a spa-inspired ensuite with custom tiled shower, dual sinks, and a private water closet. Two additional bedrooms and a 4-piece bathroom complete the main floor. Practical touches include a mudroom with laundry and storage leading to the garage. Outside, a privacy fence and ample parking enhance the quiet setting, tucked away from Valleyview Drive yet within walking distance to shopping, dining, services, and transit. Families will appreciate the short 5-minute walk to the elementary school and just 15 minutes to the secondary school. GST applicable. All meas approx.

(id:6769)

4pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Primary Bedroom 14' x 13'6"

Primary Bedroom 12' x 10'8"

Mud room 7' x 6'4"

Foyer 15'6" x 6'

Bedroom 11'2" x 10'2"

Dining room 10' x 11'6"

Living room 14'8" x 15'6"

Kitchen 13' x 12'2"

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