



## 246 Sagewood Drive Kamloops British Columbia

\$799,000

Welcome to 246 Sagewood Drive in sought-after Sun Rivers--offering sweeping panoramic views of the river, mountains, and golf course. This one-owner 4 bdrm 2.5 bathroom rancher with a fully finished walk-out daylight basement is thoughtfully designed for comfort and style. The bright entertainer's kitchen was updated in 2017 and features quartz countertops, stainless steel appliances, a large pantry, and opens to the living and dining areas. Step onto the covered deck with elegant glass railing--perfect for outdoor dining and relaxing with a view. The main level offers hardwood and tile floors, 2 bedrooms including a spacious primary with stunning views, a large walk-in closet, and updated ensuite with walk-in shower. There's also a powder room for guests and a convenient main floor laundry with sink. The lower level boasts a large family room with wet bar, walk-out access to the backyard and concrete patio, 2 more good-sized bedrooms, a full bathroom, storage room, and cold room. Enjoy the efficiency of geothermal heating and the pride of original ownership in this immaculate home. A true gem in a premier golf course community! (id:6769)

Storage 9'6" x 7'9"

Recreation room 23'4" x 19'2"

3pc Bathroom 5'10" x 7'11"

Utility room 8' x 6'5"

Bedroom 8'11" x 14'

Bedroom 9'4" x 14'3"

Bedroom 9'11" x 12'2"

2pc Bathroom 5'7" x 5'9"

3pc Ensuite bath 4'11" x 7'

Primary Bedroom 11' x 19'7"

Living room 12'9" x 18'

Kitchen 9'10" x 14'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Westwin Realty



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