



# 30 Lambert Place Coldstream British Columbia

\$959,000

Beautifully updated, this 2 bed, 2-bath rancher with a brand new 2 bed plus den, 1-bath suite is situated on a quiet cul-de-sac in Coldstream. Surrounded by mature trees that offer shade and privacy, the property also boasts a peek-a-boo view of Kal Lake. Inside, you'll find hardwood floors, a fresh and bright color palette, large windows, and a floor plan that flows seamlessly to a backyard oasis. This inviting space, perfect for gatherings, features both covered and open areas, a custom-built pizza oven, expansive patio, hot tub, "she shed," garden boxes, fruit trees, and plenty of room for outdoor fun. Back inside, the kitchen and family room serve as the heart of the home, with stainless steel appliances, updated counters, a large pantry with laundry, a work station, and a cozy gas fireplace for those chilly winter days. The living and dining rooms offer an ideal setting for conversation away from the kitchen's bustle. The luxurious primary bedroom includes a large walk-in closet and a 4-piece ensuite with a relaxing soaker tub, while a second bedroom, main bathroom, and garage access complete the main floor. The newly added suite downstairs provides excellent mortgage help or a private space for adult children or aging parents. With separate entry on the right side leading to a private patio, the suite is insulated for sound and filled with natural light. It features modern appliances, two full bedrooms, and a third flex room, making it a comfortable and versatile space. (id:6769)

- Foyer 6'2" x 8'5"
- Full bathroom 5'7" x 8'6"
- Bedroom 10'9" x 9'11"
- Full ensuite bathroom 8'3" x 10'4"
- Primary Bedroom 13'2" x 20'4"
- Living room 13'9" x 13'5"
- Laundry room 7'1" x 5'11"
- Family room 12'6" x 11'7"
- Kitchen 10'3" x 12'
- Other 18'7" x 12'11"
- Full bathroom 6'1" x 12'4"
- Bedroom 11'9" x 13'1"
- Primary Bedroom 16'3" x 12'3"

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