



## 380 MATTOCH MCKEAGUE Road Kamloops British Columbia

\$605,000

Welcome to this beautifully designed rancher offering over 2600 sq ft of living space, perfect for families or those who love to entertain. This home features 3 spacious bedrooms and 2 baths on the main floor, with vaulted ceilings in the living room that create an open and airy feel. The primary bedroom is an open-concept design, has a soaker tub with jets, and plenty of room to relax. The fully finished basement adds versatility, whether for a recreation space, home office, or guest quarters and much more! Step outside to your private, flat back yard - a sprawling multi-level patio with a pergola, perfect for summer gatherings, all within a fully fenced backyard. There's ample parking with a 2-car garage and extra space for your RV or toys. Stay cool in the summer with central air conditioning. Located in a desirable neighborhood, this property offers the perfect blend of comfort, space, and functionality at a great price. All offers to be accompanied by a schedule A. Contact the listing agent for further agent or to book a private showing. (id:6769)

Utility room 8'6" x 5'8"

Other 7'9" x 4'9"

Den 13' x 11'

Recreation room 23' x 13'3"

Hobby room 16' x 12'9"

Storage 7'4" x 7'2"

Storage 12'9" x 7'3"

Laundry room 5'6" x 3'4"

Bedroom 11'2" x 9'2"

Bedroom 10' x 11'

Primary Bedroom 14' x 14'

Foyer 6' x 4'4"

Dining nook 9'6" x 8'9"

Living room 17' x 12'

Dining room 12' x 11'

Kitchen 11' x 9'

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

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