



4038 Rio Vista Way Kamloops British Columbia

\$1,195,000

Enjoy your morning coffee as you take in views of the Golf Course, City and River Valley. Featuring an expansive open-concept design with impressive 10-foot ceilings creating an airy atmosphere. The gourmet kitchen boasts beautiful quartz counters and a spacious island that becomes the gathering spot for family and friends. Living and dining areas are bathed in natural light, extending seamlessly to the covered outdoor deck to take in those incredible views while providing comfortable outdoor living almost year round. The primary bedroom offers those same stunning views along with a generous walk-in closet and luxurious spa-style ensuite. The main floor includes a second bedroom or den, and main level laundry room for everyday convenience. The completely finished walkout lower level expands your living possibilities with a generous family room, exercise area, wet bar for entertaining plus two more bedrooms, and full bathroom. Exceptional storage solutions keep everything organized. The lower patio becomes your personal oasis where you can sip wine as you enjoy the amazing panoramic views. Efficient geothermal heating and air conditioning, double garage, and extra driveway area. Ideally located minutes from downtown Kamloops, world-class golf, and nature trails. Professionally landscaped grounds, done for you, are move-in ready! Neighbourhood fees are a \$212 monthly which includes landscaping. (id:6769)

4pc Bathroom Measurements not available

Storage 12'8" x 9'6"

Bedroom 12'8" x 11'6"

Bedroom 13'4" x 11'0"

Family room 24'8" x 17'2"

2pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Den 11'4" x 11'0"

Foyer 6'0" x 8'0"

Primary Bedroom 13'4" x 12'0"

Great room 13'6" x 17'0"

Kitchen 11'0" x 14'6"

Dining room 11'8" x 10'0"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



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