



## 44 Mackenzie Road Salmon Arm British Columbia

\$1,049,000

Tucked into the base of the Larch Hills, this magical 4-acre retreat feels like it's been painted into the landscape. Winding garden paths & forest surround a 2021-built home that glows with natural woodwork & light, along with a picture-perfect ski/garden cottage tucked away for cozy apre ski stays. Two wells provide abundant water—one for the flourishing gardens & another for the home & cottage. Inside, the kitchen forms the heart of the home—bright, striking, & crafted with rich wood features. Upstairs, the primary suite is a serene escape, joined by a charming den, a generous second bedroom, & a spa-like bath complete with a classic clawfoot tub. The wide front porch offers privacy & quiet, where no neighbours—or even the guest cottage—are in sight. The partially finished lower level provides a cozy family room, workshop, & ample storage. Whether it's evenings by the fire, tending gardens through summer, or retreating into the stillness of the forest, this property is a true sanctuary—private, warm, & filled with character. Adding to the charm, is a quintessential chicken coop. A wood stove offers cozy warmth on winter evenings, complemented by the efficiency of a heat pump for year-round comfort. Practicality meets possibility with loads of parking & a flat, open area ideal for a future garage or shop. Every detail speaks to the pride & care with which it was built. Measurements care of iGuide & should be verified by a buyer, along with all information in the listing. (id:6769)

Storage 6'7" x 5'5"

Bedroom 6'7" x 7'8"

Primary Bedroom 13'9" x 12'1"

4pc Bathroom 9'5" x 9'6"

Bedroom 13'8" x 9'11"

Recreation room 11'10" x 13'3"

Storage 15'4" x 12'3"

Utility room 9'8" x 5'7"

2pc Bathroom 7'1" x 4'

Dining room 11' x 12'2"

Living room 17' x 16'1"

Kitchen 15'6" x 13'7"

Foyer 12'2" x 13'5"

Bedroom 11' x 8'5"

Partial bathroom 5'5" x 5'3"

Living room 10' x 11'5"

Listing Presented By:



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RE/MAX Vernon

<https://jaymemckillop.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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Family room 17'4" x 15'9"