

\$1,199,000 - 1160 Canyon Ridge Drive, Kamloops

MLS® #10363620

\$1,199,000

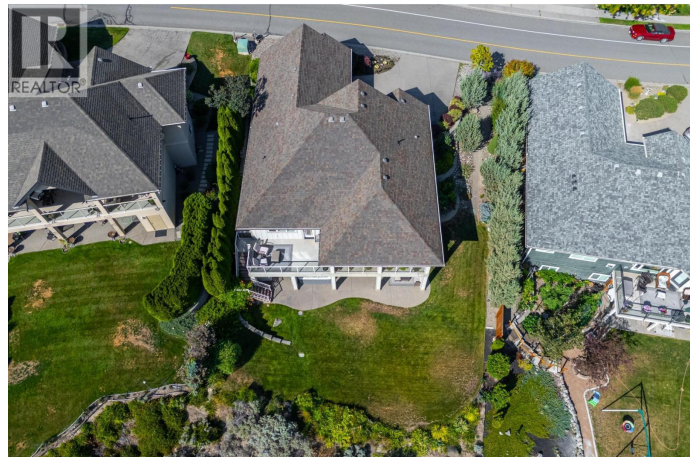
4 Bedroom, 3.00 Bathroom, 3,639 sqft

Single Family on 0.21 Acres

Sun Rivers, Kamloops, British Columbia

Picture yourself pulling into 1160 Canyon Ridge Drive, where sweeping views of the Thompson Valley immediately take your breath away. This Sun Rivers home sits on a large lot, backing onto the 18th Fairway of Bighorn Golf & Country Club, with southern exposure filling the home with natural light. Stepping into the home you are drawn toward the stunning city and river views. The open-concept kitchen flows naturally into the living areas, creating the perfect gathering spot for family meals and entertaining. The 3,639 square feet flows beautifully across two levels, with main level living making daily life effortless. French doors open onto the spacious, partially covered deck where youâ€™ll want to spend most of your time. Relax with your morning coffee or enjoy evening sunsets against the backdrop of mountains, fairways, and city lights. Multiple outdoor living spaces give you room to entertain in any season, while the large backyard offers plenty of space for family activities, relaxation, or gardening. Four bedrooms and three bathrooms are thoughtfully arranged across both levels, giving everyone their own space. The lower-level walks out to your backyard, creating that seamless connection between indoor comfort and outdoor enjoyment. A bonus in this master planned community: plenty of driveway and garage parking means family and guests always have space.

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Built in 2006

Essential Information

Listing #	10363620
Price	\$1,199,000
Bedrooms	4
Bathrooms	3.00
Square Footage	3,639
Acres	0.21
Year Built	2006
Type	Single Family
Sub-Type	Leasehold
Style	Contemporary, Ranch

Community Information

Address	1160 Canyon Ridge Drive
Subdivision	Sun Rivers
City	Kamloops
Province	British Columbia
Postal Code	V2H0A1

Amenities

Amenities	Golf Nearby
Features	Level lot, Private setting, Balcony, Jacuzzi bath-tub
Parking Spaces	6
Parking	Additional Parking, Attached Garage
# of Garages	2
View	City view, River view, Mountain view, View of water

Interior

Appliances	Range, Refrigerator, Dishwasher, Microwave, Oven, Washer & Dryer
Heating	Geo Thermal
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	eXp Realty (Kamloops)
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