

520 Crestview Drive, Coldstream, BC

**PRICED UNDER ASSESSED VALUE - Coldstream**

Highly desirable level entry rancher with lower-level walkout in Coldstream. Priced under assessed value, this .54 acre lot with great family home overlooks the valley and could easily be suited to add a mortgage helper! Built in 2005, the 3400+sqft home takes full advantage of the natural light with expansive windows on all levels to take in the large yard and valley views. Have toys? The large two-car garage has plenty of room for storage or parking and an additional detached shop with all new crush driveway with extra room for toys and a space for your RV or could be a great pool house! The large yard has space for a pool and newly installed retaining walls and grass sod with access from the stamped concrete patio area. So many features to this lovingly maintained home including grand entry way, 10-foot ceilings throughout, custom blinds, a beautiful kitchen with large island with Silestone counter and built-in cabinets surrounding the gas fireplace in the living room. Two spacious bedrooms - one with a full 5-pce ensuite and another full bathroom complete the main level. Downstairs there is an amazing entertaining space, another bedroom and full bathroom along with a bedroom/den and summer kitchen area - all could be converted into an income suite. Wired for sound throughout the main floor and patio, the outdoor living area is finished with a gas BBQ outlet and hot tub hookup which completes this stunning home.





## Specifications

MLS® #  
10322007

Year Built  
2005

Lot Size  
0.54 acres

Main Level  
1766 sq. ft.

Bedrooms  
3

Taxes  
\$4,896 - 2023

Services  
Hydro, Natural Gas, Telecommunications, Septic, Municipal Water

School District  
SD22

Neighborhood  
Coldstream

Zoning  
R2

## Home Size

Total Square Footage  
3429 sq. ft.

Lower Level  
1663 sq. ft.

Bathrooms  
3









