



# 4100 Gallaghers Parkland 2 Kelowna British Columbia

\$1,139,000

Time to Make Gallagher's Canyon Home! Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom walk-out rancher townhouse offering approximately 3,290 sq. ft. of thoughtfully designed living space in the highly sought-after Gallagher's Canyon Golf Community. Surrounded by breathtaking mountain and forest views, this exceptional home perfectly blends luxury, comfort, and an active lifestyle. Designed for both everyday living and entertaining, the spacious open-concept floor plan features a main-floor den, a generous media room, updated appliances, a newer furnace, and a newer hot water tank. Step outside to enjoy the expansive covered patio overlooking the natural surroundings or gather with family and friends in the private alfresco dining courtyard--ideal for relaxing summer evenings. Gallagher's Canyon is a welcoming, family-friendly community with no age restrictions, and an exciting new daycare, adding even more convenience for growing families. Residents enjoy an outstanding selection of resort-style amenities, including a fitness centre, indoor swimming pool, pottery studio, woodworking shop, tennis courts. Pet lovers will appreciate the flexible pet policy allowing 2 dogs, 2 cats, or one of each, with no size restrictions (excluding vicious breeds). For added value, the strata fees include HOA fees. Experience the perfect combination of peaceful surroundings, exceptional amenities, and an outstanding lifestyle in one of Kelowna's premier golf course communities. (id:6769)

Storage 26'2" x 14'8"

Recreation room 31'8" x 18'5"

Bedroom 11'1" x 13'10"

Media 11'9" x 12'11"

Bedroom 13'11" x 16'2"

4pc Bathroom 9'8" x 7'6"

Other 9'11" x 12'11"

Living room 21'5" x 18'

Laundry room 7'5" x 7'8"

Kitchen 12'8" x 14'9"

Dining room 13'10" x 10'10"

Den 12'9" x 13'11"

5pc Ensuite bath 9'4" x 14'11"

2pc Bathroom 10'0" x 10'0"

Listing Presented By:



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<http://www.houseandhomerealtygroup.com/>



Royal

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Primary Bedroom 14'1" x 16'2"