



4400 Gallaghers Drive 2 Kelowna British Columbia

\$799,000

Welcome to your new home at #2 - 4400 Gallaghers Drive, a thoughtfully maintained semi-attached rancher tucked behind a private gated courtyard. One-level living in a quiet setting – two bedrooms, two and a half baths, and 2,400 square feet of well-designed space. Step inside to high ceilings and expansive windows that fill the home with natural light and frame views of forest and fairway. The main level holds a spacious primary bedroom with ensuite, a powder room, and laundry, so daily life stays on one floor. Hardwood and classic tile carry through with timeless style and lasting durability. The bright kitchen – Corian countertops and neutral tile – flows into living and dining areas centered on a fireplace. A covered deck to enjoy morning coffee in the trees, and evening light over the canyon. Downstairs, the bright walk-out level opens to a second bedroom, family room, large flex space, full bath, and over 400 square feet of storage. The furnace and air conditioning were replaced in 2024, so the mechanicals are done. Low-maintenance landscaping and a two-car garage, and the gated front courtyard gives you enclosed outdoor space – easy for a pet, and a quiet spot to sit. A short walk to the clubhouse and amenities: fitness centre, indoor pool, tennis courts, pottery studio, woodworking shop, with two golf courses and the canyon's hiking and biking trails just beyond. Peace, privacy, and an easy pace – Gallaghers living at its most comfortable. (id:6769)

Utility room 25'7" x 22'6"

Other 11'5" x 14'11"

Full bathroom 7'5" x 8'0"

Bedroom 11'5" x 16'5"

Family room 25'7" x 16'7"

Library 6'4" x 8'3"

Partial bathroom 5'10" x 4'4"

Laundry room 6'4" x 5'3"

Full ensuite bathroom 11'3" x 10'4"

Primary Bedroom 14'0" x 22'4"

Family room 11'5" x 15'7"

Dining room 9'5" x 12'9"

Kitchen 11'5" x 13'8"

Living room 15'7" x 16'7"

Listing Presented By:



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Royal

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