



4035 Gellatly Road 286 West Kelowna British Columbia

\$979,000

Canyon Ridge - Your Ideal 55+ Gated Community Home! Located in Picturesque West Kelowna. This beautifully designed walkout rancher offers approximately 3,106 sq. ft. finished area of comfortable, modern living backing onto the Canyon with incredible Lake Views. Absolute Privacy. The open-concept main floor features a spacious living room with access to a private oversized, east-facing patio where you will enjoy your morning coffee, while the gourmet kitchen boasts a large island and walk-in pantry, perfect for entertaining. The primary and guest bedrooms are conveniently located on the main level, along with a dedicated den/office, laundry room, and a second full bath, the ideal home featuring one-level living. Downstairs, the finished basement includes a generous family room, fireplace, bar + sink, an additional bedroom, and a full bathroom for guests, plus a 320 sq. ft. Utility Room. There is also a 231 sq ft. finished bonus room downstairs that is the perfect TV room for watching movies or use for sewing/crafts etc. Complete with an oversized double attached garage, this move-in-ready home is available for quick possession. Experience the perfect blend of comfort, convenience, and community living at Canyon Ridge—schedule your private showing today! (id:6769)

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|--------------------------------|----------------------------|
| Utility room 24'2" x 13'11" | Kitchen 14'0" x 14'6" |
| Recreation room 24'5" x 35'10" | Other 22'0" x 22'0" |
| Den 13'6" x 18'2" | Foyer 10'0" x 5'11" |
| Bedroom 13'2" x 13'5" | Family room 25'0" x 15'11" |
| Full bathroom 9'5" x 4'11" | Dining room 13'9" x 10'6" |
| Other 6'9" x 9'3" | Bedroom 13'9" x 10'6" |

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Listing Presented By:



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