



# 3967 Gallaghers Circle Kelowna British Columbia

\$1,299,000

This lovely updated Gallaghers Canyon walk out rancher blends elegance with functional living space. From the moment you enter this beautiful home you will be taken with the stunning views of the mountains. Featuring vaulted living room ceilings and picturesque windows overlooking the 4th fairway of Gallaghers Canyon Course. Designed for your main floor living. (1862 sq ft) includes; 2 beds, 2 baths, office/den, laundry, TV family room area with fireplace off kitchen in addition to the main living/dining area. All new plumbing and new roof! Professionally updated (2021) with engineered hardwood floors throughout upper level, a Norelco custom kitchen with Quartz counters. Interior freshly painted, updated bathrooms, new lighting, ceiling fans, downstairs carpet. Dual zone furnace (2017). Walkout downstairs features a studio area, a second kitchen perfect extended visits with family and friends. The space is also comprised of 2 additional bedrooms, a full bathroom, and an unfinished workroom with an abundance of storage space. Private low maintenance backyard and garden area perfect for dining and relaxing. Large double garage with golf cart parking space. Easy walk to Clubhouse, 2 Gallaghers golf courses and a network of hiking and biking trails! Welcome to this friendly community with an indoor pool, tennis courts, fitness centre, art, pottery and woodworking studios. Your Gallaghers home is move in ready to start enjoying! (id:6769)

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4pc Bathroom 6'1" x 9'6"

Bedroom 12'8" x 9'10"

Bedroom 13'1" x 11'1"

Kitchen 12'10" x 13'3"

Hobby room 13'1" x 13'1"

Family room 14'6" x 23'3"

Storage 19'3" x 26'5"

Utility room 14'8" x 8'8"

Family room 13'0" x 16'11"

Office 10'3" x 11'8"

Primary Bedroom 13'1" x 15'1"

5pc Ensuite bath 10'10" x 9'3"

4pc Bathroom 7'2" x 7'8"

Bedroom 11'6" x 15'0"

Laundry room 10'1" x 8'8"

Other 13'11" x 7'11"

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Dining room 14'5" x 8'3"

Living room 15'10" x 14'11"

Kitchen 13'0" x 11'7"