



## 4432 Gallaghers Forest Kelowna British Columbia

**\$1,198,000**

This beautifully updated 4-bedroom, 3-bath plus den walkout rancher located in the sought after community of

Gallaghers Canyon is a private sanctuary that blends modern comfort with natural charm. KEY

UPDATES/FEATURES INCLUDE: New Flooring upstairs - Updated kitchen in 2022. Includes all new appliances, and generous storage for seamless organization - Tiled Roof - Tankless Hot water 2022 - Furnace 2020 - AC 2019 - Garage door 2020 - Oversized garage that can accommodate a larger vehicle or golf cart - Very private yard - Lovely deck off of the living area and another patio on the lower level to enjoy that yard. This is a thoughtfully designed home that offers ample space, both indoors and out and is a must see. Gallagher's Canyon offers resort-style living with exceptional amenities: an indoor saltwater pool, fitness centre, artisan studios, tennis courts, and a championship golf course. Residents enjoy scenic trails, vibrant social spaces, and on-site dining at the Canyon Bar & Grill--all nestled in the natural beauty of the Okanagan Valley. (id:6769)

Utility room 17'4" x 10'1"

Storage 18'4" x 10'10"

Recreation room 26'7" x 26'7"

Bedroom 10'7" x 10'10"

Bedroom 14'11" x 11'11"

4pc Bathroom 6'10" x 7'9"

Primary Bedroom 12' x 14'11"

Office 10'11" x 11'11"

Living room 14'4" x 18'5"

Laundry room 9'5" x 7'1"

Kitchen 15'2" x 12'3"

Foyer 7'10" x 7'2"

Dining room 12'8" x 12'1"

Bedroom 12' x 10'10"

4pc Ensuite bath 7'11" x 9'1"

4pc Bathroom 8'1" x 5'5"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**RE/MAX Kelowna**

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