



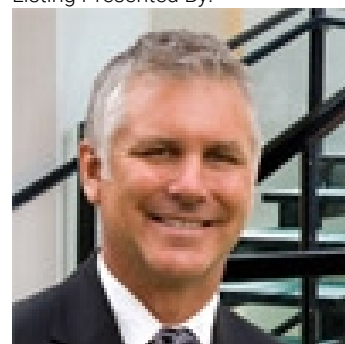
3967 Gallaghers Circle Kelowna British Columbia

\$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)

4pc Bathroom 6'1" x 9'6"	Family room 13'0" x 16'11"
Bedroom 12'8" x 9'10"	Office 10'3" x 11'8"
Bedroom 13'1" x 11'1"	Primary Bedroom 13'1" x 15'1"
Kitchen 12'10" x 13'3"	5pc Ensuite bath 10'10" x 9'3"
Hobby room 13'1" x 13'1"	4pc Bathroom 7'2" x 7'8"
Family room 14'6" x 23'3"	Bedroom 11'6" x 15'0"
Storage 19'3" x 26'5"	Laundry room 10'1" x 8'8"
Utility room 12'0" x 8'8"	Other 13'0" x 7'11"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.homesbycornelia.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Rd., Kelowna, BC.,
V1Y-8B7

Phone: 250-869-9119
gregclarke@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Dining room 14'5" x 8'3"

Living room 15'10" x 14'11"

Kitchen 13'0" x 11'7"