



# 4035 Gellatly Road 135 West Kelowna British Columbia

Westbank Centre

## \$850,000



Welcome home to West Kelowna's most desirable 55+ gated, freehold community. A large corner lot offering exceptional natural light and upgraded landscape. This fully furnished 3-bedroom, 3-bathroom Rancher, walk-out home offers lake views with a well-designed open layout. The main floor features a peaceful primary with ensuite and walk-in closet, a second bedroom, bathroom, and laundry off the 2-car garage. With vaulted ceilings, mountain views from the living room and a dining area that flows onto the deck--perfect for morning coffee or evening sunsets while entertaining. Downstairs, you'll find a spacious, bright and welcoming family room with a gas fireplace, a third bedroom, full bathroom, massive storage room, and walk-out patio to the yard and irrigated garden plot. This safe and friendly community offers a quiet setting while keeping you close to local walking trails in the Canyon, Beaches, Marina/Yacht Club, Gellatly Nut Farm, West Kelowna Wine Trail, Golf Courses, and a short walk to the Lake. Residents of Canyon Ridge enjoy access to a clubhouse with a lounge, kitchen, library and banquet room with regular game and social events. Low strata fees, a fully funded contingency reserve, and annual audit of all financial statements support a financially secure strata. 1 small dog or cat (up to 15" at the shoulder) allowed. View the virtual tour and book your viewing t...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Johanna Wilson**

Royal LePage Kelowna

Phone: (250) 826-2780

