



## 4035 Gellatly Road 135 West Kelowna British Columbia

\$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 to enjoy in person. (id:6769)

Storage 11'9" x 23'11"

Utility room 8'4" x 5'9"

Family room 22'0" x 27'7"

Other 24'7" x 11'5"

Bedroom 11'8" x 17'5"

Laundry room 9'6" x 6'0"

Kitchen 10'5" x 11'5"

Dining room 9'6" x 11'8"

Other 20'0" x 21'7"

Bedroom 12'0" x 13'1"

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