



# 4035 Gellatly Road 149 West Kelowna British Columbia

\$679,900

Welcome to Canyon Ridge, one of West Kelowna's most established and friendly communities, just minutes from the lake, world class wineries, walking trails, golf, and everyday shopping. This well laid out one level rancher offers 2 bedrooms plus a den, 2 bathrooms, and hardwood floors throughout the main living areas. The kitchen features a centre island, stainless steel appliances, and generous cupboard space, opening to a bright great room and dining area that make everyday living and entertaining easy. A separate flex room at the front of the home is ideal for more formal gatherings or a quiet sitting room, and French doors lead into a dedicated den that works beautifully as a home office. The spacious primary bedroom includes a walk-in closet and an accessible 3 piece ensuite with a large tiled shower and glass door. Step out to the extended back patio and soak up those beautiful Okanagan summer afternoons. A double car garage with additional driveway parking adds everyday convenience. Canyon Ridge is known for its welcoming social scene, with owners gathering regularly at the clubhouse, and the home sits next to a large park, an easy starting point for an evening stroll. Residents enjoy a clubhouse with lounge, kitchen, banquet room, and library. Minutes to Glen Canyon Regional Park and Okanagan Lake this one level rancher offers low maintenance , tranquility and convenience. This is a wonderful place to settle in and enjoy everything the Okanagan has to offer. (id:6769)

Dining room 9'4" x 8'

Family room 17' x 21'11"

Kitchen 13'6" x 9'

3pc Bathroom 9'5" x 4'11"

3pc Ensuite bath 9'5" x 8'3"

Other 9'5" x 6'9"

Primary Bedroom 13'1" x 13'11"

Office 10'9" x 8'8"

Mud room 6'9" x 7'7"

Bedroom 10'9" x 11'5"

Living room 13'5" x 13'5"

Foyer 8' x 8'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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.