



## 4035 Gellatly Road 160 West Kelowna British Columbia

\$1,150,000

This immaculate, single-owner rancher with a walkout basement is truly a show home, offering exceptional quality, top-notch upgrades, and lake views from both levels. Designed for comfort and style, the open-concept main floor features vaulted ceilings, an upgraded kitchen with a quartz eat-up island, high-end stainless steel appliances and lighting. Large windows flood the space with natural light, while the inviting living area with a gas fireplace opens to a partially covered deck—perfect for enjoying the stunning surroundings. The luxurious primary suite offers lake views and includes a walk-in closet and a beautifully updated 4-piece ensuite. The bright lower level has 9ft ceilings and is ideal for guests or extra living space, featuring a spacious family room, an additional bedroom, a home gym/flex space, a full bathroom, and abundant storage. Step outside to the covered patio and take in the peaceful views. Residents of Canyon Ridge enjoy access to a vibrant clubhouse with a lounge, banquet room, and library. One small dog or cat (up to 15" at the shoulder) is allowed. With nearby walking trails, beaches, wineries, golf courses, and Westbank amenities just minutes away, this home perfectly blends luxury, convenience, and an active Okanagan lifestyle. (id:6769)

3pc Bathroom 8'10" x 8'5"	Laundry room 8'11" x 5'11"
Storage 21'0" x 15'10"	Kitchen 12'9" x 9'8"
Recreation room 23'6" x 30'6"	Other 21'9" x 21'5"
Gym 16'0" x 11'11"	Foyer 8'4" x 10'4"
Bedroom 12'3" x 17'0"	Dining room 9'1" x 10'11"
Office 12'5" x 13'1"	Bedroom 11'1" x 12'8"
Other 8'4" x 8'5"	4pc Ensuite bath 8'0" x 11'7"
Primary Bedroom 14'1" x 13'7"	4pc Bathroom 7'6" x 8'0"
Living room 15'1" x 20'6"	

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**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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