



3925 Gallaghers Circle Kelowna British Columbia

\$1,019,900

Welcome to Gallagher's Canyon. This immaculate walk-out rancher offers bright, functional living with nearly 2,700 sq. ft. of finished space plus over 400 sq. ft. unfinished. The main level features hardwood flooring, a bright kitchen with newer stainless steel appliances, a large skylight, and an open living area with a gas fireplace. Step out to the 24' x 12' deck with mountain views, a gas BBQ hookup, and plenty of space for outdoor living or the lovely front of house sitting area. The home includes 6 bedrooms and 3 full bathrooms, along with a spacious family room on the lower level. Major updates provide peace of mind, including a new 50-year roof (2021, transferable warranty), newer furnace, air conditioning, and hot water tank. Additional upgrades in 2022 include lighting fixtures throughout, pot lights, smart exterior lighting, Ring camera, Google-operated smoke and CO detectors, motion sensor lighting, and smart switches. A newer washer, dryer, refrigerator, and inline water filtration system are also included. The fully updated landscaping features underground drip irrigation and lighting. Located within walking distance to the golf clubhouse and Village Centre, residents enjoy access to an indoor pool, fitness centre, games room, tennis courts, and more. Close to trails, parks, and everyday amenities, this home offers a well-rounded lifestyle in one of the Okanagan's most sought-after communities. (id:6769)

- Storage 38'5" x 18'3"
- 4pc Bathroom 11'2" x 8'7"
- Bedroom 10'11" x 9'
- Bedroom 10'11" x 10'
- Bedroom 11'5" x 10'
- Recreation room 24'5" x 15'3"
- Other 23'3" x 19'0"
- Laundry room
- 4pc Bathroom 8'1" x 6'1"
- Bedroom 10'8" x 10'6"
- Bedroom 12'6" x 10'
- Other 7'5" x 6'4"
- 4pc Ensuite bath 12' x 8'3"
- Primary Bedroom 14' x 12'6"
- Dining room 10'4" x 10'3"
- Kitchen 11'5" x 10'3"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

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

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,
Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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Foyer 12'9" x 10'6"

Living room 26'1" x 15'10"