



## 3948 Gallaghers Parkway Kelowna British Columbia

\$998,000

Nestled beside Layer Cake Mountain and Scenic Canyon Park, this spacious, bright and inviting rancher in Gallaghers Canyon offers both tranquility and an exceptional lifestyle. With limited traffic and a parkway setting, this meticulously maintained home is part of a vibrant community with resort-style amenities. Enjoy access to the Canyon Café, Clubhouse, two premier golf courses, one championship and one executive length-plus tennis courts, scenic trails, and a full activity centre. The centre features saltwater pools, a fitness facility, billiards, ping pong, a lending library, and studios for painting, pottery, and woodworking. Regular fitness classes and social events foster a strong sense of community. Inside the home, upgrades include a newer roof, furnace, A/C, hot water tank, and a high-end water purification system. The spacious layout boasts a designer kitchen with granite counters, two gas fireplaces, a guest room with a queen Murphy bed, and a den with custom office furniture. Downstairs, discover a soundproofed studio and workshop with benches and a heavy-duty vice—ideal for music, theatre, or hobbies. The fully fenced yard has underground irrigation and is perfect for pets. All this, with strata fees under \$325/month—experience one of Kelowna's most sought-after communities today all within 1/2 block of the Pinnacle Golf course, driving range, tennis courts and hiking trails. (id:6769)

Utility room 8'2" x 10'1"

Recreation room 13'10" x 31'11"

Office 11'8" x 9'

Other 6'2" x 8'4"

Laundry room 7'6" x 8'8"

4pc Bathroom 7' x 7'1"

5pc Ensuite bath 10'6" x 11'5"

Primary Bedroom 26' x 13'

Bedroom 14'2" x 11'7"

Family room 12'1" x 11'5"

Dining room 9'11" x 14'3"

Living room 15'2" x 15'10"

Kitchen 16'9" x 14'4"

Listing Presented By:



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Royal LePage Kelowna

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