



## 4109 Gallaghers Boulevard Kelowna British Columbia

\$1,459,000

The Village at Gallagher's Canyon offers an Award Winning collection of fine homes set in and around the lush green fairways of the famous 'Canyon Champion Golf Course' and the very popular 9 hole 'Pinnacle Course'. 4109 Gallaghers Blvd S is the perfect example of a quality home, meticulously maintained and perched along the 14th Green. This elegant and very coveted 'TROON' model offers 2 Bedrooms, 2 Full Bathrooms, Den AND Office - all on the main level as well as Nook and Formal Dining Space. The lower level offers 2 more bedrooms, huge rec room with fireplace and full Bath. Brand new Roof! This is the Ultimate 'Lifestyle' Residence. There is also an enormous Storage area on the lower level. The recreational and lifestyle activities available are surpassed only by the wonderful ambiance, warmth, and friendliness of the community. A popular comment from new residents - "'Its' so easy to make friends here!!'" (id:6769)

Other 19'9" x 28'4"

Storage 11'2" x 27'3"

Storage 27'11" x 16'0"

Utility room 11'3" x 6'6"

Full bathroom 7'4" x 7'1"

Bedroom 13'3" x 15'4"

Bedroom 14'1" x 19'3"

Recreation room 21'11" x 34'7"

Den 10'10" x 12'9"

4pc Bathroom 6'2" x 8'3"

Bedroom 12'0" x 15'3"

5pc Ensuite bath 14'4" x 11'5"

Primary Bedroom 12'6" x 21'9"

Family room 11'1" x 13'0"

Laundry room 5'3" x 14'1"

Kitchen 12'6" x 13'3"

Dining room 9'11" x 12'4"

Living room 23'4" x 25'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.fraserhawley.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[shannonstyles@gmail.com](mailto:shannonstyles@gmail.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.