



# 4157 Gallaghers Parkland Drive Kelowna British Columbia

\$1,395,000

This gorgeous rancher with basement backs onto a large park space! It's large and well priced! Private location with green space on 2 sides and only 1 neighbour next door. Popular "Troon" open floor plan, 4189 sq. ft., 5 bedrooms, 3 full bathrooms. 2 bedrooms + den on the main floor, 3 more bedrooms down stairs. Huge rec/media room - built with an engineered beam, so no pillars will get in the way of your games area and media area. Other rooms include family room, den, gym, flex room, and bonus room (possible wine cellar). Lots of great outdoor living space, with a fenced courtyard out front, and large covered patio on the park side. Renovations in 2017, include quartz counter tops, large island, floor to ceiling cabinets, all new appliances in kitchen, new California shutters and Hunter Douglas blinds, outdoor cooking area, LED lighting throughout, all new appliances, opened up walls, lots of built-in cabinetry in the media room and more. Brand new washer & dryer! Other features: grand foyer, 3 gas fireplaces, lots of French doors, full surround sound in basement, heated floor & granite in basement bathroom, 11' ceilings upstairs, 9' in basement. Double garage + a spot for your golf cart. You'll also love the amenities at Gallagher's Canyon - 2 golf courses, tennis courts, indoor pool, exceptional fitness centre, billiards, woodwork shop, yoga, Pilates & more. Enjoy the peace & tranquility of a country setting only minutes from city amenities! Live the Okanagan Lifestyle! (id:6769)

Storage 14'0" x 7'0"  
4pc Bathroom 8'9" x 4'11"  
Bedroom 12'0" x 11'0"  
Bedroom 12'0" x 11'6"  
Bedroom 14'0" x 11'6"  
Recreation room 31'8" x 21'8"  
Laundry room 11'3" x 5'0"  
Other 11'0" x 11'0"

Pantry 5'0" x 4'0"  
4pc Bathroom 8'4" x 5'8"  
Bedroom 13'0" x 12'0"  
Den 12'2" x 11'0"  
Foyer 12'6" x 7'4"  
Other 9'4" x 4'6"  
5pc Ensuite bath 15'0" x 10'8"  
Primary Bedroom Multiple Listing

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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

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Other 9'0" x 8'0"

Family room 13'0" x 11'6"

Other 20'0" x 20'0"