



# 4035 Gellatly Road 135 West Kelowna British Columbia

\$825,000

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

Welcome home to West Kelowna's most desirable 55+ gated, freehold community. A large corner lot offering exceptional natural light and upgraded landscape. This 3-bedroom, 3-bathroom Rancher, walk-out home offers lake views with a well-designed open layout and has been impeccably maintained. The main floor features a peaceful primary with ensuite and walk-in closet, a second bedroom, bathroom, and laundry off the 2-car garage. With vaulted ceilings, mountain views from the living room and a dining area that flows onto the deck-- perfect for morning coffee or evening sunsets while entertaining. Downstairs, you'll find a spacious, bright and welcoming family room with a gas fireplace, a third bedroom, full bathroom, massive storage room, and walk-out patio to the yard and irrigated flower garden plot. This safe and friendly community offers a quiet setting while keeping you close to local walking trails in the Canyon, Beaches, Marina/Yacht Club, Gellatly Nut Farm, West Kelowna Wine Trail, Golf Courses, and a short walk to the Lake. Residents of Canyon Ridge enjoy access to a clubhouse with a lounge, kitchen, library and banquet room with regular game and social events. Low strata fees, a fully funded contingency reserve, and annual audit of all financial statements support a financially secure strata. 1 small dog or cat (up to 15" at the shoulder) allowed. Book your viewing today, to enjoy in person. (id:6769)



Royal

**LePage Kelowna**

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- Storage 11'9" x 23'11"
- Utility room 8'4" x 5'9"
- Family room 22'0" x 27'7"
- Other 24'7" x 11'5"
- Bedroom 11'8" x 17'5"
- 3pc Bathroom 11'4" x 9'1"
- Primary Bedroom 12'2" x 13'5"
- Living room 14'0" x 18'4"
- Laundry room 9'6" x 6'0"
- Kitchen 10'5" x 11'5"
- Dining room 9'6" x 11'8"
- Other 20'0" x 21'7"
- Bedroom 12'0" x 13'1"
- 4pc Ensuite bath 12'1" x 6'1"
- 3pc Bathroom 5'6" x 8'7"

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