



## 4035 Gellatly Road 153 West Kelowna British Columbia

\$679,999

Tucked away in the peaceful community of Canyon Ridge, this beautifully maintained 2-bedroom plus den, 2-bath rancher offers effortless, single-level living. The versatile front den provides the perfect flex space—ideal for a home office, cozy reading nook, or movie nights. The bright, open-concept main living area features vaulted ceilings and a seamless flow from kitchen to dining to living room, creating a light-filled space. Hardwood flooring runs through the main areas, while the bedrooms & den have been upgraded with durable vinyl plank—completely carpet-free, making it a great option for those with allergies. Thoughtful updates include custom remote-controlled motorized blinds throughout most of the home, adding both convenience and a modern touch. The spacious primary bedroom overlooks the private backyard and includes a well-appointed ensuite with a walk-in shower and a generous walk-in closet. A second bedroom adjacent to the main bath, and both bathrooms have comfort-height toilets. Additional highlights include wider hallways and doorways for ease of movement, fresh interior paint, central vacuum system, and a hot water tank updated 5-6 years ago. The laundry room offers excellent storage, complemented by a double garage and a large 4-foot crawl space for more storage solutions. Step outside to enjoy a private yard. You will also appreciate Canyon Ridge's welcoming clubhouse. A fantastic opportunity to enjoy low-maintenance living in a sought-after neighborhood. (id:6769)

Foyer 10'4" x 8'2"

4pc Bathroom 5' x 8'8"

3pc Ensuite bath 9'8" x 6'0"

Laundry room 8'0" x 6'0"

Den 11'3" x 12'3"

Bedroom 12'0" x 13'

Primary Bedroom 16'10" x 9'6"

Kitchen 14'7" x 14'5"

Living room 18'9" x 21'10"

Listing Presented By:



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Royal

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