



# 3973 Gallaghers Circle Kelowna British Columbia

\$1,000,000

Live at Gallagher's Canyon Golf & Country Club, where privacy, panoramic views, and effortless living come together in this beautifully positioned 3-bedroom plus den, 3-bathroom walk-out rancher. Set on a rare, highly sought-after lot with no rear rooflines or neighbouring homes behind, this property offers uninterrupted southern exposure and expansive natural views, creating a true sense of peace and openness. Significant recent upgrades add exceptional value and peace of mind, including a brand new roof, freshly painted main floor, kitchen updates and modernized hardware throughout, allowing you to move in and enjoy without major future expenses. The main level is designed for easy, functional living ideal for empty nesters, with bright, open spaces that connect seamlessly to the outdoors and large windows that frame the surrounding landscape, while the walk-out design extends your living space into a private, quiet backyard setting perfect for morning coffee or entertaining. The lower level offers versatile space for guests, hobbies, or a quiet retreat, providing flexibility for changing lifestyle needs. You'll love the Gallagher's amenities including: gym, swimming pool, tennis court, games room and workshop. All of this is set within one of Kelowna's most desirable golf course communities, offering a relaxed, low-maintenance lifestyle surrounded by nature, walking trails, and a strong sense of community, just minutes from city amenities. (id:6769)

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|----------------------------|--------------------------------|
| Family room 22'0" x 17'2"  | Kitchen 12'7" x 12'6"          |
| Den 9'8" x 11'1"           | Living room 22'1" x 19'2"      |
| Bedroom 11'8" x 12'10"     | Laundry room 6'9" x 7'11"      |
| 3pc Bathroom 8'10" x 7'5"  | Bedroom 12'2" x 14'4"          |
| Utility room 26'9" x 22'6" | Full bathroom 12'4" x 5'2"     |
| Storage 11'6" x 14'4"      | Primary Bedroom 18'0" x 18'9"  |
| Foyer 15'7" x 13'4"        | 5pc Ensuite bath 10'1" x 7'10" |
| Dining room 13'0" x 12'11" |                                |

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



Royal

**LePage Kelowna**

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