



# 3971 Gallaghers Circle Kelowna British Columbia

\$1,275,000

Lovey, spacious, walkout rancher overlooking the 4th fairway of Gallaghers Canyon golf course. 4 bedroom, 4 bath home with many updates, including roof, hot water tank, bathrooms, kitchen, balcony duradek. Separate formal dining off living room area gives an elegant feel with cozy fireplace. Off living room open the double French doors to extend the living space and enjoy your front private terrace. Nicely appointed kitchen with bright eating nook, open to the family room with another cozy fireplace. From here, step out to the back deck overlooking the golf course and mountain views. There are 2 primary bedrooms, one up, one down, both with large walk-in closet, full en-suite. Walkout level has a large rec room area, additional dining space, ideal for extended family or guests. Another space on the lower level perfect for media room, gym, storage. Gallagher's community is unique and a true gem in Kelowna, offering a signature 18 hole golf course, driving range, Club house with Canyon Restaurant. The amenities center offers studios for Woodworking, Pottery, Art. List goes on with indoor swimming pool, hot tub, first class gym facility, party room, library, games room with pool tables. Tennis courts at the end of the driving range. Only a short drive and walking distance to some of Kelowna's best hiking trails on the Mission Creek Greenway. Bring your fur babies, 2 cats or 2 dogs & no height restriction. Have your Realtor book your private viewing (id:6769)

- Other 19' x 18'
- Recreation room 23' x 15'
- Full bathroom 9' x 6'
- Bedroom 12' x 11'4"
- Full ensuite bathroom 8'6" x 7'
- Primary Bedroom 15' x 15'
- Other 11' x 9'
- Family room 16' x 16'
- Laundry room 8' x 6'
- Full bathroom 10' x 5'6"
- Bedroom 12' x 11'
- Full ensuite bathroom 10' x 9'
- Primary Bedroom 14'8" x 13'

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Originally Listed by:  
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