



# 4117 Gallaghers Boulevard Kelowna British Columbia

\$1,379,000

This tastefully updated and beautifully cared for 4 bed, 3 full bath walkout rancher is on the 14th fairway of Gallaghers Canyon championship golf course. A wall of windows greets you as you enter the 3200 sqft home, and a 13' vaulted great room ceiling helps create a bright and spacious feeling. You'll love having your morning coffee or dining al fresco on the 40' East facing deck overlooking the well manicured fairway. There's a private west facing courtyard at the front of the home adding the the multiple outdoor living spaces. Luxury finishes include granite countertops in the kitchen, main bathroom and master ensuite, hickory hardwood and maple flooring, and new lighting throughout. Both bedrooms on the main level have ensuite baths and walk in closets. Cozy dual sided gas fireplace for living room and Primary bedroom. Great entertaining space downstairs for family and friends, with a large patio off of the spacious rec room. 2 additional bedrooms, a full bath, and den with storage perfect for a cold room or wine cellar complete this level. Concrete tile roof so no worries about roof replacement. The 2 car garage has extra space for your Golf Cart. Easy maintenance landscaping, too! Gallaghers offers fabulous amenities including 2 golf courses, full fitness centre, pool, clubhouse, woodworking shop, pottery studio, art studio, tennis courts and more. Famous for its lifestyle, this community offers activities for everyone along with opportunities to easily make friends. (id:6769)

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|-------------------------------|-------------------------------|
| Utility room 9'8" x 12'6"     | Bedroom 12'0" x 10'7"         |
| Storage 13'8" x 8'8"          | Other 7'7" x 6'8"             |
| Bedroom 12'2" x 19'0"         | 4pc Ensuite bath 10'4" x 9'3" |
| Recreation room 15'9" x 30'4" | Primary Bedroom 12'5" x 15'4" |
| Laundry room 10'9" x 7'5"     | Dining room 12'0" x 12'9"     |
| Foyer 7'10" x 8'1"            | Kitchen 13'3" x 12'0"         |
| 4pc Ensuite bath 8'3" x 7'8"  | Living room 14'1" x 26'3"     |

Listing Presented By:



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RE/MAX Kelowna

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



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