



4117 Gallaghers Boulevard Kelowna British Columbia

\$1,297,000

A Rare Golf Course Retreat with Membership Bonus. Resort-style living at your doorstep! This beautifully updated 4 bed + den, 3 bath walk-out rancher sits directly on the 14th hole of Gallaghers Canyon Golf Course and offers 3,194 sq ft of refined living. Enter your home through a private west-facing courtyard and step into a bright, open main level with soaring vaulted ceilings, expansive view windows, and timeless finishes. The granite kitchen with abundant prep space flows seamlessly into the living and dining areas, creating the perfect setting for entertaining. The kitchen and living room space open directly onto a 40' east-facing deck overlooking the fairway, ideal for morning coffee, alfresco dining, or evening gatherings. The primary bedroom is a serene retreat with dual-sided fireplace, spa-inspired ensuite with granite. Downstairs offers 2 additional bedrooms, full bath, spacious family room with patio, and abundant storage. Quality details include hickory hardwood and maple floors, concrete tile roof, Leaf Filter, new HVAC/Heat Pump and easy-maintenance landscaping. The oversized 2-car garage with golf cart bay adds convenience. Bonus for golfers: home purchase includes a single golf membership, and sellers will cover 2026 golf dues! Residents of Gallaghers enjoy world-class amenities including 2 championship golf courses, pool, fitness centre, tennis courts, and a vibrant community lifestyle. (id:6769)

Den 13'6" x 12'0"	4pc Ensuite bath 7'9" x 8'3"
Storage 8'8" x 13'8"	Primary Bedroom 15'4" x 12'5"
Bedroom 19'0" x 12'2"	Kitchen 12'0" x 13'3"
4pc Bathroom 11'6" x 7'11"	Foyer 5'1" x 7'10"
Bedroom 13'5" x 11'8"	Bedroom 10'7" x 12'0"
Utility room 12'6" x 9'8"	Full ensuite bathroom 9'3" x 10'4"
Recreation room 30'4" x 15'9"	Dining room 12'9" x 12'0"
Laundry room 7'0" x 6'9"	Living room 20'3" x 12'0"

Listing Presented By:



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<http://www.homesbycornelia.ca/>



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