

**4157 Gallaghers Parkland Drive**  
Kelowna, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10363544**



**\$1,395,000**

**5 Bedrooms | 3 Bathrooms | 4,189 Sqft**

This stunning rancher with basement backs onto a large park, offering privacy with green space on two sides and only one neighbour. The popular Troon plan features 4,189 sq. ft., 5 bedrooms, 3 full baths, 2 bedrooms + den on the main and 3 more bedrooms below. The lower level also includes a family room, gym, flex room, bonus room (wine cellar option), and a massive rec/media room built with an engineered beam so no pillars interrupt your space. Renovations in 2017 added quartz counters, large island, floor-to-ceiling cabinets, new appliances, California shutters, Hunter Douglas blinds, outdoor kitchen, LED lighting, built-ins in the media room, and more. Brand-new washer & dryer too! Enjoy outdoor living with a fenced front courtyard and large covered patio backing the park. Inside: a grand foyer, 11 ceilings up, 9 down, 3 gas fireplaces, French doors, basement surround sound, and a heated-floor granite bathroom. Double garage plus golf cart space. At Gallagher s Canyon, enjoy 2 golf courses, tennis, indoor pool, fitness centre, billiards, woodworking, yoga, Pilates & more. Enjoy the peace and tranquility of a country setting minutes from the city amenities. Live the Okanagan lifestyle!



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