



4533 GALLAGHERS EDGEWOOD DRIVE, KELOWNA

Presented by

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JANE HOFFMAN
REALTY



4533 GALLAGHERS EDGEWOOD DRIVE, KELOWNA

Tucked away on a quiet street in the prestigious Gallagher's Canyon Golf Community, this beautifully appointed executive residence offers a rare combination of privacy, timeless design, and effortless single-level living.

Backing onto mature trees and natural green space, the professionally landscaped backyard creates a peaceful retreat where mornings begin with coffee beneath the covered patio and evenings are spent surrounded by the soothing sounds of the water feature.

Meticulously upgraded with more than \$200,000 in improvements, the home showcases engineered hardwood floors, soaring ceilings, custom lighting, quartz surfaces, and refined finishes throughout. The open-concept kitchen is designed for gathering, featuring premium KitchenAid appliances, a generous island, walk-in pantry, and seamless connection to the dining and living areas anchored by a floor-to-ceiling stone fireplace.

The spacious primary suite overlooks the private backyard and offers a spa-inspired ensuite with heated floors, soaker tub, dual shower heads, and walk-in closet. A guest bedroom with custom Murphy bed, private den, heated triple garage, finished fitness room, and over 1,500 sq. ft. of crawl space provide exceptional flexibility and storage.

Offered nearly fully furnished (see list of exclusions), this move-in-ready home delivers a true turnkey lifestyle with access to championship golf, tennis, fitness facilities, dining, and miles of scenic walking trails.

DETAILS

Address	4533 Gallaghers Edgewood Drive, Kelowna, BC, V1W 5E6	Bedrooms	2
City	Kelowna	Bathrooms	2
		Finished Area	1,788 Sq. Ft.

SPECIFICATIONS

Lot Size	0.16 Acres	Zoning	RU2
Water	Municipal	Legal Description	STRATA LOT 18 SECTION 1 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN KAS2707 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Sewer	Connected		
Features	Landscaped, Private	Ownership	Freehold, Bare Land Strata

BUILDING FEATURES

Finished Area	1,788 Sq. Ft.	Fireplace	1 Fireplace (Gas)
Year Built	2014	Parking	3 Garage Spaces Attached, Garage Strata Parking Type:LCP - Limited Common Property
Storeys	1	Construction	Stone, Wood Frame, Fiber Cement
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Balcony, Private Yard
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum System, Air Filtration	Basement	Crawl Space
Monthly Fees	\$329.81		

ROOM SIZES

Main Level	Basement Level	Lower Level
5-Piece Ensuite Bath: 10'3" x 11'8"	Storage Room: 17'9" x 11'8"	Storage Room: 10'0" x 10'3"
Kitchen: 19'6" x 12'6"	Bonus Room: 12'11" x 15'8"	
Office: 10'1" x 12'6"		
Foyer: 7'2" x 11'2"		
Dining Room: 10'4" x 11'2"		
Bedroom: 10'11" x 13'4"		
3-Piece Bathroom: 5'5" x 8'2"		
Primary Bedroom: 14'1" x 19'11"		
Living Room: 15'4" x 20'4"		
Laundry: 9'8" x 8'6"		













EXCEPTIONAL FEATURES

- Beautifully maintained two-bedroom, two-bathroom home with den, offering one-level living plus more than 1,500 sq. ft. of insulated crawl space for lots of storage and future flexibility
- Located within the prestigious Gallaghers Canyon Golf & Country Club community, just moments from the 13th green
- Thoughtfully upgraded with over \$200,000 in improvements, including updated baseboards, silk and wool carpeting, laundry room renovation, custom shutters and numerous quality finishing enhancements
- Timeless interior showcases engineered hardwood flooring, neutral designer finishes and an inviting open-concept layout filled with natural light
- Spacious south-facing backyard offers exceptional privacy with mature landscaping, a tranquil water feature and a covered outdoor living area designed for relaxing and entertaining also roughed in for outdoor spa
- Covered patio was extended beyond the original plan and features a ceiling fan, gas hookup and west-side sunshade for enhanced comfort throughout the seasons
- Heated three-car garage with transom windows provides generous space for vehicles, golf carts, hobbies and storage
- Easy access from the garage to an impressive 6 foot crawl space, provides exceptional storage for seasonal items, recreation equipment and household items
- Offered nearly fully furnished (see exclusions list), creating a true turnkey opportunity
- Residents enjoy access to Gallaghers Canyon's championship golf course, tennis courts, indoor pool, fitness centre, clubhouse, dining and kilometres of scenic walking trails, all within one of Kelowna's most established gated communities

Inclusions

- KitchenAid refrigerator
- KitchenAid gas range
- KitchenAid dishwasher
- Hood fan
- Whirlpool washer
- Whirlpool dryer

Mechanical

- Bryant furnace (2025)
- Lennox A/C
- 200-amp service panel
- John Wood commercial-grade hot water tank (2024)
- Nuheat thermostat
- 2.0 cu. ft. water softener
- 1.5 cu. ft. carbon filter
- Goldline reverse osmosis system
- UST 200 UV drinking water system
- Central vacuum rough-in
- Whole home surge protection

MAIN LEVEL LIVING

Entry

- Covered exterior front entry with metal soffits and statement chandelier
- Spacious foyer finished with heated tile and engineered hardwood flooring
- Phantom screen door allows fresh air to circulate through the home
- Sidelight windows introduce natural light while framing views toward the private backyard

Kitchen

- Well-appointed kitchen with rich maple shaker style cabinetry featuring soft-close hardware and pull out shelves
- White quartz countertops complemented by a full-height tile backsplash and under-cabinet lighting
- Spacious central island incorporates abundant storage, built-in wine storage, seating for three, undermount sink and dedicated filtered drinking water tap
- Walk-in pantry with upgraded frosted glass door and custom built-in shelving
- Premium KitchenAid stainless steel appliance package

Dining

- Open dining area highlighted by a contemporary glass globe chandelier
- High west-facing transom windows introduce additional natural light
- Nine-foot, nine-inch ceiling continues the home's spacious feel
- Conveniently positioned beside the kitchen and great room for great flow while entertaining

Living

- Bright open-concept living room with soaring 10-foot, 9-inch ceilings
- Floor-to-ceiling stone faced fireplace with gas insert and upgraded circulation fan creates a warm focal point
- Ceiling fan with dimmable LED lighting enhances year-round options
- Decorative pendant lighting adds soft ambient illumination
- Patio doors create a seamless connection to the covered outdoor living space

Laundry/Mudroom

- Updated laundry room with heated tile flooring, quartz countertops and backsplash
- White shaker style upper and lower cabinetry with brushed stainless hardware
- Upgraded undermount stainless steel utility sink
- Tile backsplash and upper storage cabinetry, Whirlpool washer and dryer
- Spacious entry closet and convenient garage access

Office/Den

- Bright flexible space with windows with south and east views of the pleasant backyard
- Engineered hardwood flooring, upgraded frosted glass entry doors
- Generous proportions easily accommodate a queen-size sofa bed for overnight guests

Two Bedrooms

- The primary bedroom features luxurious silk and wool carpeting, nine-foot ceiling, custom wood shutters, beautiful backyard views, statement chandelier, walk-in closet with built-in organizers and a private 5-piece ensuite
- The second bedroom features silk and wool carpeting, custom built-in wall bed with integrated drawers and shelving, large window with built-in window seat, wood shutters and mirrored closet doors

Two Full Bathrooms

- 5-piece primary ensuite features heated tile flooring, maple cabinetry with soft-close hardware, vanity with white quartz countertop and two undermount sinks, large counter length vanity mirror, built-in soaker tub beneath a statement chandelier, fully tiled walk-in shower with two shower heads and built-in bench, towel warmer and private water closet
- 3-piece bathroom features tile flooring, custom designer wallpaper, white quartz countertop, undermount sink, floor-to-ceiling tiled walk-in shower with built-in bench and frameless glass enclosure

LOCATION





Easy Okanagan Living In a Premier Golf Community

You'll love the exceptional care and thoughtful upgrades throughout this beautiful home, along with the private south-facing backyard and effortless single-level living. Set within the prestigious Gallaghers Canyon community, it offers a wonderful lifestyle with championship golf, recreation, dining and scenic trails just moments from your door.

— Paul Heinrich

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