

# \$3,499,000 - 266 Tracina Drive, Oakville

MLS® #40771042

**\$3,499,000**

4 Bedroom, 5.00 Bathroom, 5,583 sqft

Single Family on 0.00 Acres

1017 - SW Southwest, Oakville, Ontario

Welcome to 266 Tracina Dr, a 3,713 sq ft above grade, custom-built home in the heart of Coronation Park, one of southwest Oakville's most sought-after neighbourhoods. Known for its meandering streets, mature trees & mix of charming homes alongside luxury custom builds, this community offers a true lakeside lifestyle w/ trails, parks & top-rated schools all close at hand. This single-owner residence was designed entirely w/ family life in mind and has been lovingly maintained inside & out. The floor plan balances open concept living w/ formal spaces, creating a home that's both practical & elegant. A double-storey foyer sets the tone, leading to a private dining room and a great room w/ vaulted ceiling & fireplace that feels like a cozy library; warm, stylish & inviting. Floor-to-ceiling windows & 3 sets of French doors to the backyard flood the home with natural light, complemented by refinished cherry hardwood floors high ceilings & a family room w/ wood burning fireplace. At the heart of the home, the kitchen offers a large island & a commercial-grade Viking gas range w/ dbl oven. Upstairs, you'll find 4 generously sized bedrooms, including a primary suite w/ ensuite, a 2nd bedroom w/ ensuite & 2 additional bedrooms that share a bath. The fully finished lower level extends the living space w/ a walk-up to the backyard, a new wet bar with all the trimmings & tv, plus a huge seating area, full bath, hobby/storage room, cantina & plenty of storage. Every day



conveniences include a hard-working mudroom with 2 storage closets & plenty of space, a main level laundry & a 3pc bath perfectly located for guests & swimmers alike. Outdoors, the family-friendly design continues. An inviting front porch connects you with the neighbourhood, while the private backyard is a true retreat complete w/ pool, hot tub, landscaped & hardscaped patio w/ multiple seating areas. A wonderful blend of comfort, function, and charm in one of Oakville's most cherished communities. (id:6289)

Built in 2006

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 40771042      |
| Price          | \$3,499,000   |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Square Footage | 5,583         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 266 Tracina Drive   |
| Subdivision | 1017 - SW Southwest |
| City        | Oakville            |
| Province    | Ontario             |
| Postal Code | L6L4C2              |

**Amenities**

|                |                         |
|----------------|-------------------------|
| Amenities      | Park, Schools, Shopping |
| Features       | Private Yard            |
| Parking Spaces | 6                       |
| Parking        | Attached Garage         |
| # of Garages   | 1                       |

|          |               |
|----------|---------------|
| Has Pool | Yes           |
| Pool     | Inground pool |

### Interior

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced air               |
| Cooling         | Central air conditioning |
| Fireplace       | Yes                      |
| # of Fireplaces | 2                        |
| Fireplaces      | Wood                     |
| # of Stories    | 2                        |
| Has Basement    | Yes                      |

### Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick Veneer, Stone |
| Foundation | Poured Concrete     |

### Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | Century 21 Miller Real Estate Ltd. |
|----------------|------------------------------------|



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