

\$995,000 - 309 Proxima Terrace, Ottawa

MLS® #X12387321

\$995,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Welcome to 309 Proxima Terrace, a beautifully upgraded and move-in ready Mattamy Parkside model in the sought-after Half Moon Bay community of Barrhaven. This sun-filled 4+1 bedroom, 5 bathroom home with a fully finished basement is ideally located on a quiet street just steps from top-rated schools, parks, wetlands, trails, and transit. Showcasing 9-ft ceilings, engineered hardwood on the main level, and luxury finishes throughout, the open-concept layout includes a gourmet kitchen with quartz counters, extended ceiling-height cabinetry with molding, deep pot drawers, pull-out pantry, high-end stainless steel appliances, and a powerful 680 CFM range hood, flowing into a refined dining area and great room with tray ceilings, custom wall unit, tiled feature wall, and cozy gas fireplace. A private den/office, built-in mudroom, and discreet powder room add everyday function. Upstairs, 4 generous bedrooms all feature walk-in closets; the primary suite offers a spa-inspired ensuite with freestanding tub, glass shower, and double vanity, while a second bedroom has its own ensuite and the other two share a Jack & Jill bath. The second-floor laundry adds convenience. The finished basement includes a rec room, full bath, 24-hr water-resistant flooring, home theatre pre-wiring, and an extra office or gaming area. Extensive builder and custom upgrades include a solid wood spiral staircase, larger basement and ensuite windows,



chandeliers, recessed smart lighting, UV water purification, tankless water heater, reconfigured plumbing for rapid hot water, widened driveway, landscaped yard with stamped concrete patio, 7-ft low-maintenance PVC fence, painted garage with concealed wiring, and custom décor elements like TV accent wall, foyer detail, and kitchen backsplash. Appliances (Bosch, Frigidaire, Whirlpool, LG) installed in 2021 remain in excellent condition. Some of the pictures are virtually staged, 24 hours irrevocable for all offers. (id:6289)

Essential Information

Listing #	X12387321
Price	\$995,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	309 Proxima Terrace
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J6T1

Amenities

Amenities	Public Transit, Park, Schools, Fireplace(s)
Features	Gazebo
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water meter, Dishwasher, Dryer, Stove, Water Heater - Tankless, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	35.8 x 88.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office UNI REALTY GROUP INC



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