

\$1,149,990 - 2490 Half Moon Bay Road, Ottawa

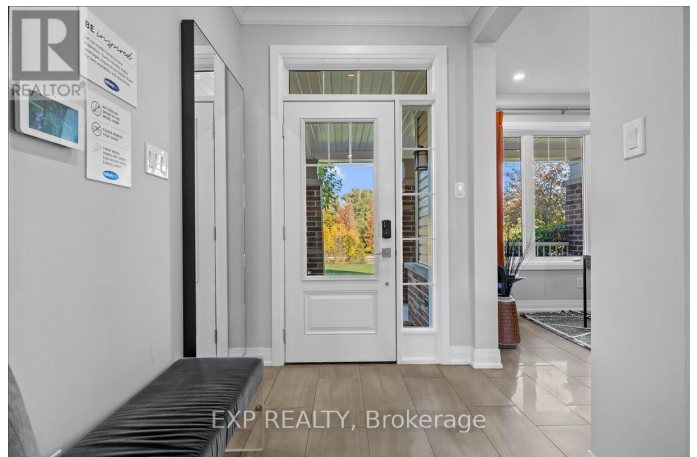
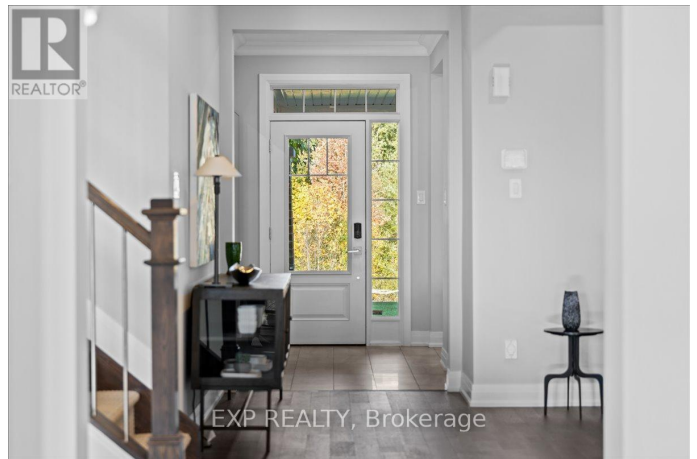
MLS® #X12429737

\$1,149,990

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Welcome to Mattamy Homes' Westlynn model home, a highly sought-after 4 bedroom, 3 bath floor plan offering over 2,800 sq. ft. of luxurious living space, loaded with upgrades and designer finishes. This showcase home is a rare opportunity to own Mattamy's finest in one of Ottawa's most desirable communities. Step inside to discover a bright, open-concept main floor with 9' ceilings, elegant finishes, and abundant natural light. The spacious family room with a cosy gas fireplace flows seamlessly into the chef's kitchen, complete with quartz counters, upgraded cabinetry, premium appliances, and a generous breakfast area with walkout to the backyard. A formal dining room sets the stage for entertaining, while the versatile front living room/den is ideal for a home office or lounge. One of the standout features is the custom mudroom with built-in seating and storage cabinetry both stylish and functional, providing the perfect drop zone for busy families. Upstairs, retreat to the luxurious primary suite, a true sanctuary. The expansive bedroom includes a private dressing room and spa-inspired ensuite with double sinks, glass shower, and soaker tub. Three additional large bedrooms provide comfort and flexibility, perfect for family, guests, or work-from-home needs. A spacious laundry room, conveniently located across from the walk-in linen closet, adds everyday ease. Additional features include 9' ceilings on both levels, upgraded



flooring, modern light fixtures, custom millwork, and professional interior design. The double car garage provides ample space, while the unfinished lower level offers endless potential for future living space. Located in the vibrant Half Moon Bay community, this model home is just steps from parks, schools, shopping, and transit. With its exceptional layout, premium finishes, and thoughtful upgrades, the Westlynn stands out as one of the most desirable homes in the neighbourhood - an opportunity not to be missed. (id:6289)

Essential Information

Listing #	X12429737
Price	\$1,149,990
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2490 Half Moon Bay Road
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J4H7

Amenities

Amenities	Fireplace(s)
Parking Spaces	6
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

Interior

Appliances	Water Heater, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding, Brick
Lot Description	43 x 108 FT
Foundation	Poured Concrete

Listing Details

Listing Office EXP REALTY



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