

\$850,000 - 3516 Cambrian Road, Ottawa

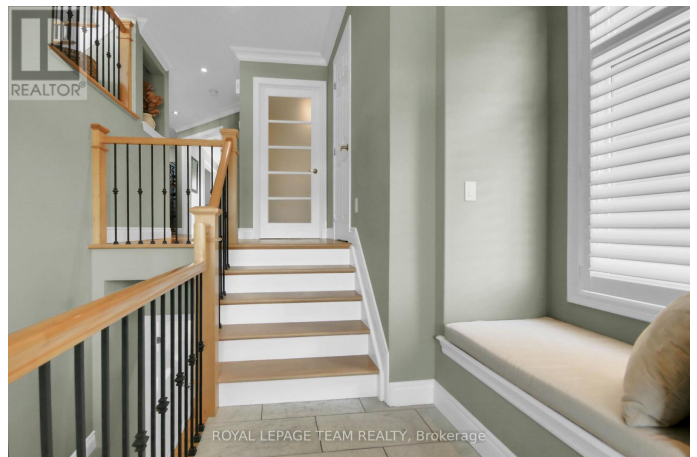
MLS® #X12441437

\$850,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Beautifully upgraded home with bright, carpet-free interior featuring custom hardwood flooring throughout the main & upper levels, including all stairs, elegant iron spindle staircases, crown molding, large baseboards & trim, pot lights, upgraded lighting, tiling, & California shutters throughout most of the home, including the basement. The main level includes a powder room, laundry room & a kitchen with SS appliances, center island with eat-in space & tiled backsplash. Patio doors from the kitchen lead to a fully fenced backyard with a small deck, perfect for morning coffee or a bistro table. The open dining & living room is ideal for entertaining & flows seamlessly to the main spaces. Up a half flight of stairs is a large, bright family room with soaring ceilings & a floor-to-ceiling stone gas fireplace, plus two sets of double doors leading to a balcony with unobstructed sunset views over the park rare feature with no front neighbors. The upper level features 3 bedrooms, including a primary bedroom with 2 walk-in closets & a luxurious ensuite, plus an open office space and main bathroom. The fully finished basement offers two storage areas, a large sliding-door room that could be a guest room, home gym, or office & a spacious rec room, making it versatile for families or entertaining. Located in a highly desirable neighborhood, the home is just steps from tennis courts, a one-minute walk to the Minto Recreation Centre, golf course & close



to schools, parks, fields for sports, and shopping. Friendly neighbors & a beautiful setting make this home perfect for families seeking style, comfort, & a bright, welcoming environment. (id:6289)

Essential Information

Listing #	X12441437
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3516 Cambrian Road
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J0V1

Amenities

Amenities	Golf Nearby, Park, Public Transit, Schools, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Microwave, Stove, 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
Lot Description	35.1 x 81.9 FT
Foundation	Poured Concrete

Listing Details

Listing Office	ROYAL LEPAGE TEAM REALTY
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