

\$495,000 - 640 Lauraleaf Crescent, Ottawa

MLS® #X12467944

\$495,000

2 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

7711 - Barrhaven - Half Moon Bay, Ottawa,
Ontario

Welcome to this beautifully appointed 3 storey Minto Abbey townhouse that perfectly combines comfort, efficiency, and style. Offering 2 bedrooms and 1.5 bathrooms, this bright south-facing residence boasts 9 foot ceilings on the main floor and an inviting layout designed for both everyday living and entertaining. Step inside to find hardwood flooring on both levels, a modern kitchen with quartz counters, under mount sinks, ceramic tiled floors and backsplash, and a full suite of stainless steel appliances. The open concept design flows seamlessly to a spacious deck overlooking a landscaped green space, while a deep oversized garage with inside access provides parking, extra storage, and a generous driveway for an additional vehicle. Energy efficiency is built right in, with features that include an on demand gas fired water heater, low flow fixtures, triple glazed windows, R50 attic insulation, high efficiency low E/argon windows, and an Energy Star programmable thermostat. These thoughtful upgrades not only lower utility costs but also enhance comfort year round. What truly sets this home apart is its unique position on the crescent, offering unobstructed views and a sense of space rarely found in townhouse communities. Both the deck and front porch enjoy open, landscaped vistas free of buildings and walls. The lifestyle here is exceptional. Just minutes from the Minto Recreation Complex, Stonebridge Golf Course, and



multiple parks, tennis courts, and schools, you'll also appreciate the easy access to Strandherd/Greenbank and Citigate shopping districts. OC Transpo service and everyday conveniences including the community mailbox are only steps away. This is a rare opportunity to own a thoughtfully upgraded townhome in a desirable setting that offers space, efficiency, and unbeatable access to amenities. Book your private showing today. Some photos have been virtually staged. (id:6289)

Essential Information

Listing #	X12467944
Price	\$495,000
Bedrooms	2
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	640 Lauraleaf Crescent
Subdivision	7711 - Barrhaven - Half Moon Bay
City	Ottawa
Province	Ontario
Postal Code	K2J6G9

Amenities

Parking Spaces	1
Parking	Attached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

Exterior

Exterior	Vinyl siding
Lot Description	21.4 x 45 FT
Foundation	Concrete

Listing Details

Listing Office PAUL RUSHFORTH REAL ESTATE INC.



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