





For Sale

3838 Crowsnest Avenue

 **Quinterra**

 **3**

 **3**

 **20.01' x 100.75'**

 **1**

Centrally located Quinterra townhome proudly built by Claridge exemplifies pride in ownership, meticulously maintained & well updated. Welcoming foyer provides access to single car garage & invites you into a beautiful home, walls clad in soft muted tones & crisp white accents matched with light hardwood floors throughout the top two levels. Spacious floorplan offers great sight lines through open concept dining room & living room with cozy gas fireplace, basked in natural sunlight. Eat in kitchen features classic white shaker style cabinets with plenty of storage space, subway tile backsplash, upgraded range & walkout access to fully fenced backyard with raised deck & stone patio. Up the elegant curved staircase are all 3 bedrooms and 2 full bathrooms, recently updated with stunning quartz countertops, undermount sinks & stylish fixtures. Relaxing primary retreat boasts walk in closet & spa-like ensuite. Fully finished basement features generously sized recreation room along with multiple separate hobby & storage spaces.

Quinterra Neighbourhood

Centrally located - Steps from walking trails along Rideau River & water access, cycling paths, parks, schools, restaurants & shops. Centrally located with quick access to downtown, airport, transit & prestigious Ottawa Hunt & Golf Club.

Proudly built by [Claridge](#) in 1996



Inclusions

- Kitchen appliances: Stove (2019), Refrigerator, Dishwasher, Microwave/Hoodfan
- Washer & dryer
- Light fixtures
- Window coverings
- Bathroom mirrors
- Built-in shelving affixed to walls
- Automatic garage door opener & remote (2019)
- Central built-in vacuum
- Treadmill

Approximate Utility Costs

- Natural Gas (Enbridge): \$70/month
- Electricity (Hydro Ottawa): \$60/month
- Water/wastewater: \$33/month
- Hot Water Heater (2018), Enbridge - rental: \$35/month
- Property taxes \$3840/2021



Amazing Layout

- Meticulously maintained & well updated
- Welcoming foyer
- Elegant curved staircase
- Spacious floorplan
- Interior access to single car garage
- Soft muted tones & crisp white accents
- Light hardwood floors throughout top two levels
- Powder bathroom on main floor
- Open concept dining room & living room
- Living room boasts cozy natural gas fireplace
- Galley way eat-in kitchen
 - Classic white shaker style cabinets
 - Plenty of storage space
 - Subway tile backsplash
 - Upgraded range
 - Walkout access to fully fenced backyard

Tranquil Vibes

- Spacious bedrooms on upper level
- Two full bathrooms recently updated with quartz countertops, undermount sinks & stylish fixtures
- Relaxing primary retreat
 - Walk in closet
 - Spa-like ensuite
- Fully finished basement
 - Generously sized recreation room
 - Separate hobby & storage spaces
- Fully fenced backyard with raised deck & stone patio
- Freshly painted throughout (2016 & 2021)
- Front walkway resealed (2021)
- Garage door & front door painted (2020)
- Furnace, forced air - natural gas (2019)
- Staircase carpet (2018)
- Main floor hardwood refinished (2016)
- Second floor hardwood installed (2016)
- Roof (2010)
- Roof Maintenance (2021)



**Are you ready
to make this
house a *home*?**

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