



*For Sale*

# 128 Springcreek Crescent

📍 Bridlewood

🏠 2

🚗 2

📏 40.48' x 128.21'

🏠 3

Rarely offered bungalow set on a picture perfect quiet crescent with wide street. Welcoming curb appeal surrounded by thriving gardens, mature trees + lovely stone walkway. Home has been meticulously maintained, oak hardwood flooring & fresh neutral paint. Lots of windows including oversized arched window allowing natural sunlight to filter in. Front foyer provides access to attached garage. Formal space ideal for entertaining including living & dining areas. Back of home hosts open concept kitchen & family room. Spacious kitchen fit with endless storage + built in pantry cupboards, centre island & casual eat in space. Two bedrooms, full main bathroom & private ensuite for primary bedroom. Laundry placed next to bedrooms for easy use! Large unfinished basement offers great potential to design to your own needs. Backyard with softly rounded stone patio + tall foliage adds privacy around lush gardens & well-kept lawn.

# Bridlewood

Highly desired community offers proximity to trails, NCC land & shopping with extraordinary neighbours & community feel. Easy commuting, well connected to transit + HWY access.



## Inclusions

- Kitchen appliances: refrigerator (1998), dishwasher (1998), stove (1998), freezer (2022), hood fan
- Washer (2005), dryer (1994), all light fixtures, window coverings, bathroom mirrors, automatic garage door opener & remote, central built-in vacuum, BBQ

## Approximate Utility Costs

- Electricity (Hydro Ottawa): \$75/month
- Natural Gas (Enbridge) \$132/month
- Hot Water Heater (Reliance) - Rental: \$43/month
- Water/wastewater: \$70/month
- Property taxes: \$4,425/2024

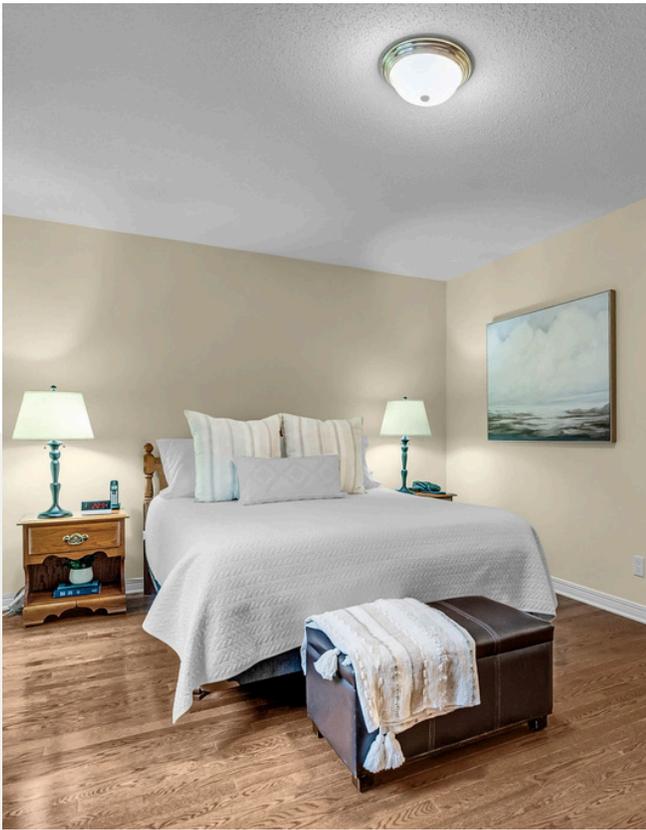


## *Expansive* Bungalow

- Rarely offered bungalow in Bridlewood
- Set on a picture perfect quiet crescent with wide street
- Welcoming curb appeal surrounded by thriving gardens, mature trees + lovely stone walkway
- The ideal spot for downsizers or families who prefer one level living
- Clean & meticulously maintained home
- Oak hardwood floors
- Fresh neutral paint
- Moulding details
- Lots of windows including oversized arched window allowing natural sunlight to in
- Upgraded window coverings including California shutters
- Large unfinished basement offers great potential to design to your own needs

## *Generous* Layout

- Front foyer provides access to attached garage
- Front of home configured with formal space ideal for entertaining including living & dining spaces
- Back of home hosts open concept kitchen & family room
- Spacious kitchen
  - Fit with endless storage in wood front cabinetry
  - Built in pantry cupboards
  - Centre island
  - Casual eat in space
- Tucked quietly in their own quarters are two bedrooms, a full main bathroom & private ensuite for primary bedroom
- Laundry placed next to bedrooms for easy use



## Home Features & Systems

\*Approximate ages\*

- Home built by Tamarak in 1996
  - Whitley model
- Roof, asphalt shingles, 2017
- Forced air furnace, natural gas, 2015
- Central air conditioning, 2015
- Poured concrete foundation
- Municipal city water
- Unfinished basement
- Interior access to garage
- Fireplace, natural gas

## Backyard Oasis

- Backyard feels like mini nature reserve
- Softly rounded stone patio
- Tall foliage adds privacy
- Lush gardens
- Well-kept lawn



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

**Natalie McGuire**

Sales Representative

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