




*For Sale*

# 955 Atrium Ridge

 **Riverside South**

 **4**

 **3**

 **35.1' x 101.71'**

 **4**

Showstopping Richcraft Baldwin model proudly built in 2021 boasts bright yet sophisticated style, loaded with impressive features and upgrades, feels practically brand new! Natural light pours through dramatic two-storey windows, crisp white walls & light oak hardwood floors. Open-concept main level elevated by 9' ceilings, striking light fixtures, & stylish finishes creating an inviting atmosphere. Stunning chef-inspired kitchen featuring full-height shaker cabinets, stunning quartz countertops, brushed gold hardware, elongated island seating + extended pantry bay. Living room anchored by a cozy gas fireplace thoughtfully relocated to the side wall to allow for extra backyard-facing windows and views. Formal dining area, main floor office and sleek powder bathroom complete the main level. Wide oak staircase leads to peaceful primary suite offering spa-like ensuite bathroom + spacious walk-in closet. Airy loft connects three more bedrooms, second full bath & convenient upper-level laundry. Finished basement flooded with sunlight includes large recreation room, potential second office or fifth bedroom & rough-in for future bathroom. Fully fenced in low-maintenance PVC, backyard offers a blank slate to design to unique tastes & needs!





# Riverside South

Situated in a sought-after family-friendly neighbourhood close to great schools, scenic parks, trails, shopping & transit – including LRT.

## Inclusions

- Kitchen appliances: refrigerator (2021), stove (2021), dishwasher (2021), microwave, hoodfan
- All light fixtures, window coverings, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, central built-in vacuum, external natural gas hook up

## Negotiable

- Washer & dryer

## Approximate Utility Costs

- Natural Gas \$100/month
- Electricity (Hydro Ottawa): \$150/month
- Water/wastewater: \$60/month
- Hot Water Rental (Enercare): \$63/month
- Property taxes: \$6,841/2025



## Showstopping Family Home

- Richcraft Baldwin model proudly built in 2021
- Bright yet sophisticated style
- Inviting atmosphere
- Open-concept main level
- 9' ceilings
- Striking contemporary light fixtures
- Stylish finishes
- Generous foyer & sunken mudroom provide a practical and welcoming entry
- Stunning chef-inspired kitchen
  - Full-height white shaker style cabinets
  - Stunning quartz countertops
  - High-end stainless steel appliances
  - Brushed gold hardware
  - Elongated island with overhang seating
  - Extended pantry bay
- Living room anchored by a cozy gas fireplace thoughtfully relocated to the side wall to allow for extra backyard-facing windows and views
- Formal dining area
- Private main floor office behind French doors
- Sleek powder bathroom



## Sophisticated Style

- Wide oak staircase with dark iron spindles leads to peaceful upper level
  - Hardwood on staircase & upper hallway
  - Generous oversized bedrooms
  - Primary suite offering spa-like ensuite bathroom with double vanity, walk-in shower, soaker tub + spacious walk-in closet
  - Airy loft space
  - Second full bathroom
  - Convenient upper-level laundry
- Finished basement
  - Flooded with sunlight, giving it the feel of a walkout
  - Large recreation room
  - Potential second office or fifth bedroom
  - Rough-in for future bathroom
- Fully fenced in low-maintenance PVC, backyard offers a blank slate to design to unique tastes & needs
  - No direct rear neighbours - view of forest space to the left adding significant privacy
  - Possible future French Catholic High School behind home (2027)





# Home Features, Systems, & Upgrades

- Built by Richcraft in 2021
- Brick & Stone Siding Exterior
- Roof, Asphalt Shingles
- Furnace, Forced Air - Natural Gas
- Central air conditioning
- Eavestroughs installed
- Electrical - additional outlets
- Exterior 4" slim pot lights, black LED
- Smart wiring
- Main floor den/office/flex space
- Oak engineered hardwood flooring, 4 1/8 " wire brushed
- Modern railings in oak
- Wide staircase in oak hardwood
- Carpet in bedrooms for added comfort
- Fireplace relocation with floating oak mantel
  - located on right side wall to create space at the back of home for patio doors & extended windows overlooking yard

- Chef's kitchen layout
  - Custom extended height cabinetry
  - Stacked wall tiles
  - Open shelves on either side of stove
  - Delta trinsic faucet in champagne bronze
  - Quartz countertops - Silestone - eternal calacatta gold - 3cm
- Quartz countertops in bathrooms - Radianz - everest white - 3cm
- Floor tiles
  - Kitchen & foyer/mudroom - Ceratec: 12x24 graniser la spezia - biancohite
  - Primary ensuite bathroom - Ceratec: 12x24 graniser la spezia - nero
  - Main bathroom - Euro: 8x8 kerion nemocim branche mer decor
- Wall tiles
  - Primary ensuite shower - Ceratec: 4x12 subway feng shui white glossy
  - Soaker surround & kitchen backsplash - stacked pattern
  - Main shower - Euro: 8x12 prissmacer blanco brillo





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

**Natalie McGuire**

Sales Representative

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