



For Sale

2073 Madrid Avenue



Barrhaven



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3



19.85' x 60.69'



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Sophisticated & stylish move in ready home offering three levels of beautifully finished living space in the heart of Barrhaven! Curb appeal shines with manicured garden beds, interlock walkway & covered front entrance. Interior of home boasts fresh, modern aesthetic with neutral tones, elegant millwork, hardwood flooring through main spaces, modern light fixtures & polished finishes throughout. Ground level begins with inviting foyer moving into versatile bedroom/office + finished laundry room & access to attached double car garage located discreetly at rear of home. Heart of the home awaits up a level featuring layout with great flow. Generously sized living area boasts great entertaining & relaxing space while updated kitchen truly stands out – rich toned cabinetry, sleek white quartz counters, centre island with seating + adjacent formal dining area. Glass patio doors open to oversized balcony above the garage designed to maximize outdoor enjoyment with space for lounge, dining, BBQing & more. Top level, finished with clean low maintenance laminate floors, hosts two serene bedrooms & two full bathrooms. Primary bedroom accented with soft wallpaper feature wall + walk in closet & private ensuite bath.



Barrhaven

Minutes walk into Barrhaven's core for everyday needs like grocery & pharmacy + tons of options for dining, shopping & entertainment. Neighbourhood peppered with parks, including Clarke Fields for local festivals & holiday events + good schools. Well connected with transit and quick access to highway 416.



Inclusions

- Kitchen appliances: refrigerator, stove (2022), dishwasher, microwave/hoodfan
- Washer & dryer, window blinds, automatic garage door opener & remote

Approximate Utility Costs

- Natural Gas (Enbridge): \$62/month
- Electricity (Hydro Ottawa): \$93/month
- Hot Water Heater, Rental (Reliance): \$54/month
- Water/wastewater: \$64/month
- Property taxes \$3,559/2024

Exclusions

- Curtains in bedrooms, ceiling light fixture in primary bedroom & office/bedroom, refrigerator in garage



Sophisticated Townhome

- Move in ready home
- Three levels of beautifully finished living space
- Curb appeal shines
 - Manicured garden beds
 - Interlock walkway
 - Covered front entrance
- Interior of home boasts fresh, modern aesthetic
- Neutral tones
- Elegant millwork
- Hardwood flooring through main spaces
 - carpet only on stairs
- Modern light fixtures
- Polished finishes throughout
- Welcoming ground level
 - Inviting bright foyer
 - Versatile bedroom/office
 - Ideal for those who meet clients at home
 - Finished laundry room
 - Access to attached garage located discreetly at rear of home



Modern Aesthetic

- Heart of the home awaits up a level featuring layout with great flow between distinct yet connected spaces
- Generously sized living area boasts great entertaining & relaxing space
- Updated kitchen truly stands out
 - Rich toned cabinetry
 - Sleek white quartz counters
 - Subway tile backsplash
 - Stainless steel appliances including newer stove (2022)
 - Centre island with seating
- Dining area set adjacent kitchen, perfectly placed for easy serving
- Glass patio doors open to oversized balcony above the garage
 - Designed to maximize outdoor enjoyment with space for lounge, dining, BBQing & more
- Top level, finished with clean low maintenance laminate floors
 - Two full bathrooms
 - Two serene bedrooms
 - Primary bedroom accented with soft wallpaper feature wall + walk in closet & private ensuite



Home Systems, Features & Upgrades

Approximate ages*

- Built by Mattamy, 2008
- Roof, asphalt shingles, 2008
- Furnace, forced air - natural gas, 2008
 - Nest thermostat
- Central air conditioning, 2008
 - Serviced & functioning well, sold As-Is
- Municipal city water
- Hot water heater, 2023
- Double attached garage with interior access
- Windows, 2008
 - Primary bedroom window, 2022
- Professionally painted interior, 2025
 - Office/Bedroom 3, 2021
- Kitchen remodelled, 2023
- Front interlock walkway, 2022
- Garden beds, 2022
- Blinds in kitchen & dining area, 2022
- Carpet on stairs, 2021
- Wide plank hardwood – 2nd floor, 2020
- Eavestroughs, 2019
- Powder room, 2017/2018
- Laminate in bedrooms, 2017



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

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