




For Sale

166 Damselfly Way

 **Half Moon Bay**

 **3 + 1**

 **4**

 **36.05' x 88.49'**

 **4**

Brimming with upgrades & refined finishes, this stunning single-family home offers the perfect blend of elegance, comfort & functionality. Impressive curb appeal with a full brick front, covered front entry and beautifully done low-maintenance hardscaping. Main level begins with a gracious foyer and a beautifully curved staircase. Fully enclosed den offers an ideal retreat for a home office or reading room. Open-concept layout creates effortless flow between dining, living & kitchen. Living area anchored by a cozy gas fireplace & elegant coffered ceiling. Kitchen shines with rich dark cabinetry, granite countertops, generous centre island + casual eat-in space. Spacious loft area upstairs with custom built-in cabinetry serves as the perfect family gathering space or media room. Upper level features 3 beautifully appointed bedrooms, each with its own walk-in closet. Primary suite with a luxurious, hotel-like ensuite bath. Partially finished basement adds versatility with tons of bright light allowing for a comfortable lower-level space. Complete with a 4th bedroom, 3 piece bathroom & ample storage. Fully fenced backyard is designed for enjoyment without the hassle of yard work, boasting a large stone patio perfect for entertaining & relaxing.



Half Moon Bay

Amazing family-oriented neighbourhood, well established but ever growing with tons of new retail going in close by. Close to fantastic parks, schools, walking trails & recreation centre. Minutes to Marketplace Ave & the Barrhaven core for endless shopping & dining options. Transit connected & easy access to highway 416.

Inclusions

- Kitchen appliances: refrigerator (2022), built-in Kitchen Aid oven (2017), Whirlpool cooktop (2017), dishwasher (2017), microwave (2017), hoodfan (2017)
- Washer & dryer (2017) , all light fixtures, window blinds, bathroom mirrors, alarm system, auto garage door opener & remote, external natural gas hookup

Approximate Costs

- Hot Water Heater, Rental
- Property taxes: \$6,501/2025



Sophisticated Family Home

- Stunning single-family home
- Perfect blend of elegance, comfort & functionality
- Brimming with upscale upgrades & refined finishes
- Impressive curb appeal
 - Full brick front
 - Covered front entry
 - Beautifully done low-maintenance hardscaping
 - Double car garage with epoxy-coated flooring
 - Gemstone permanent exterior lighting
- Air of sophistication throughout the light-filled interior
- Soft neutral tones & tall ceilings
- Dark hardwood floors flow seamlessly through main areas including both staircases
- Gracious foyer featuring a sizable walk-in closet & beautifully curved staircase
- Fully enclosed main floor den offers an ideal retreat for a home office or reading room
- Open-concept layout creates effortless flow between dining, living and kitchen
- Living area is anchored by a cozy gas fireplace and elegant coffered ceiling
- Stunning kitchen
 - Rich dark cabinetry with crown molding
 - Granite countertops
 - Stainless-steel appliances
 - Generous centre island
 - Casual eat-in space
 - Direct access to backyard



Elegant Design

- Stylish powder bathroom
- Organized mudroom with another walk-in closet
- Expansive upper level
- Spacious loft area with custom built-in cabinetry serves as the perfect family gathering space or media room
- Three bedrooms, each with its own walk-in closet
 - Primary bedroom suite with a luxurious, hotel-like ensuite bathroom offering a separate shower & soaker tub
 - Second bedroom enjoys cheater access to a full bath
 - Third bedroom is conveniently located just across the hall
 - Finished laundry
- Partially finished basement adds exceptional versatility with tons of bright light allowing for a comfortable lower-level space
 - Fourth bedroom
 - Three-piece bathroom
 - Ample storage
- Fully fenced backyard is designed for enjoyment without the hassle of yard work
 - Large stone patio perfect for entertaining & relaxing



Home Features, Systems & Upgrades

Approximate ages

- Built by Mattamy, Parkside model, 2017
- Roof, asphalt shingles
- Furnace, forced air - natural gas
- Central air conditioning
- Natural gas fireplace
- Engineered hardwood flooring
- Granite countertops
- Brick & siding exterior
- Poured concrete foundation
- Mix of hardwood & carpeted flooring
- Accent wall & wallpaper in secondary bedroom
- Paneling in front hallway
- Built-in media unit in upstairs loft
- Basement bedroom & bathroom
- Epoxy flooring in garage
- Hardscaping in the front & backyard
- Gemstone permanent exterior lighting



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

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