



For Sale

15 Willwood Crescent

 **Cedargrove**

 **3**

 **3**

 **25.23' x 114.53'**

 **4**

End-unit townhome set on an oversized pie-shaped lot backing onto public space with large parks & fantastic green space! Well-maintained home exudes a welcoming and homey feel. Sunken foyer with soaring ceilings sets an inviting tone and boasts practical built-in storage. Main living level opens into a bright, airy layout with generous room sizes, neutral grey tones, light hardwood-style laminate flooring and recessed lighting. Formal dining area at front of home, sun-filled living room at rear featuring huge corner windows. Renovated kitchen seamlessly connects both spaces and showcases glossy white flat-panel cabinetry extended to the ceiling, gleaming granite countertops, peninsula island, stainless steel gas range and direct access to the walkout deck. Spacious primary suite with double-door entry, laminate flooring, walk-in closet & ensuite bath. Two additional bedrooms share use of the second full bath. Fully finished basement expands the living space with a cozy gas fireplace, large bright window bringing in natural light, and ample storage options—perfect for a family room, home office, or hobby space. Fully fenced backyard is impressively sized and enhanced by a storage shed, large stone patio just off deck + lovely mature tree in the corner that adds both shade & privacy.

Cedargrove

Located in the heart of Old Barrhaven, surrounded by excellent schools, recreation centres & parks just steps away. Minutes to the retail core with endless options for shopping, dining and everyday necessities. Easy commuting with close proximity to Highway 416 and well-connected transit.



Inclusions

- Kitchen appliances: dishwasher, hood fan, refrigerator, stove
- Washer, dryer (2025), all light fixtures, window blinds, window curtain rods, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, storage shed, hot water heater

Approximate Utility Costs

- Natural Gas (Enbridge): \$70/month
- Electricity (Hydro Ottawa): \$100/month
- Water/wastewater: \$75/month
- Property taxes \$4,157/2025

Exclusions

- Curtains



End Unit Townhome

- Set on an oversized pie-shaped lot in a quiet neighbourhood
- Backing onto public space with large parks and fantastic green space
- Beautifully poised on a well-established street lined with mature trees
- Well-maintained home exudes a welcoming and homey feel
- Covered front porch with a sitting area
- Single attached garage
- Expansive driveway provides parking for up to four vehicles
- Fully fenced backyard
 - Impressively sized
 - Enhanced by a storage shed
 - Large stone patio just off the deck
 - Lovely mature tree in the corner that adds both shade & privacy
- Sunken foyer with soaring ceilings sets an inviting tone and boasts practical built-in storage with a bench for everyday organization
- Convenient partial bath
- Main living level opens into a bright, airy layout with generous room sizes
 - Neutral grey tones
 - Light hardwood-style laminate flooring
 - Recessed lighting throughout
- Formal dining area anchors the front of the home
- Sun-filled living room at the rear features huge corner windows overlooking the backyard

Stylish Design

- Renovated kitchen (2021)
 - Glossy white flat-panel cabinetry extended to the ceiling
 - Striking black hardware
 - Gleaming granite countertops
 - Peninsula island with overhang seating for casual meals
 - Upgraded stainless steel gas range
 - Direct access to the walkout deck ideal for BBQing
- Generous upper level
 - Spacious primary suite
 - Double-door entry
 - Laminate flooring
 - Walk-in closet
 - Well-appointed ensuite featuring an elongated vanity with granite counters & an oversized glass-panel shower
 - Two additional bedrooms are well sized
 - Second full bathroom
- Fully finished basement
 - Expands the living space even further
 - Cozy gas fireplace
 - Large bright window bringing in natural light
 - Ample storage options
 - Perfect for a family room, home office, or hobby space



Features, Systems & Updates

approximate ages

- Built in 1991
- Furnace, forced air - natural gas, 2020
- Central air conditioning, 2020
- Hot water heater, owned - 2020
- Front and back landscaping + fencing, 2021
- Renovated kitchen, 2021
 - Cabinets
 - Flooring
- Municipal city water
- Roof, asphalt shingles
- Single attached garage with interior access
- Interlock extension next to driveway
- Siding & brick exterior
- Poured concrete foundation
- Carpet, laminate & tile flooring
- Granite counters
- Fireplace - natural gas
- Front entry custom cabinet & closet
- Second bedroom millwork

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

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