




For Sale

57 Cargrove Private

 Carson Meadows

 3

 2

 20.01' x 117.62'

 2

Layout designed for everyday functionality and an extra-deep backyard, this townhome presents a great opportunity to step into homeownership! Sunken foyer welcomes you providing a defined entry with space for coats and everyday organization, along with convenient access to the garage. Main living room offers a bright and functional space that can easily accommodate a variety of furniture layouts. Kitchen is tucked away for a calm, quiet feel and features classic cabinetry, a full-height pantry bay and plenty of counter space. Adjoining eat-in area is generously sized, offering room for a full dining setup and direct access to the backyard. Three bedrooms provide comfortable accommodation for families, guests, or home office needs. Primary bedroom includes a walk-in closet, while a full bathroom with a tub & shower combination serves the level. Fully finished basement adds valuable living space, perfect for a recreation room, media area, or flexible use depending on your needs. Large windows help bring in natural light, making the space feel comfortable and inviting. Outside, the extra-deep backyard offers outdoor potential with plenty of space to enjoy. Fenced on two sides and lined by privacy hedges at the rear, the yard provides a sense of privacy along with room for play, gardening, or customize your future oasis.



Carson Meadows

Highly convenient setting minutes from amenities & everyday essentials. Walking distance to schools, parks and easy access to shopping, dining & services. Nearby institutions like La Cité Collège & Montfort Hospital. Straight forward commuting with quick connections to major routes like the Aviation Parkway & Highway 417, placing downtown Ottawa & other key destinations within easy reach.

Inclusions

- Kitchen appliances: dishwasher (2016), refrigerator (2005), stove (2023), hoodfan
- Washer & dryer (2011), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, alarm system, automatic garage door opener & remote

Approximate Utility & Property Taxes

- Natural gas (Enbridge): \$80/month
- Electricity (Hydro Ottawa): \$70/month
- Hot water heater (Sandpiper): \$41/month
- Water/wastewater: \$40/month
- Property taxes \$4,267/2025



Bright Townhome

- Layout designed for everyday functionality
- Great opportunity for home ownership with room to add your own style
- Sunken foyer welcomes you inside, providing a defined entry with space for coats & everyday organization
- Convenient access to the garage off the foyer
- At the front of the home, the main living room offers a bright and functional space that can easily accommodate a variety of furniture layouts
- Kitchen is tucked away toward the back of the home for a calm, quiet feel
 - Classic cabinetry
 - Full-height pantry bay
 - Plenty of counter space for meal prep.
 - Generously sized adjoining eat-in area offering room for a full dining setup & direct access to the backyard

Functional Layout

- Upstairs, three bedrooms provide comfortable accommodation for families, guests, or home office needs
 - Primary bedroom includes a walk-in closet
 - Full bathroom with a tub & shower combination serves the level
- Fully finished basement
 - Valuable additional living space, perfect for a recreation room, media area, or flexible use depending on your needs
 - Large windows help bring in natural light, making the space feel comfortable & inviting
- Extra-deep backyard
 - Excellent outdoor potential with plenty of space to enjoy
 - Fenced on two sides
 - Lined by privacy hedges at the rear
 - Yard provides a sense of privacy along with room for play, gardening, or customize your future oasis



Features, Systems & Updates

approximate ages

- Built by Claridge in 2005
 - The Bluejay model
- Furnace, forced air - natural gas, 2005
- Roof, asphalt shingles, 2005
- Central air conditioning, 2014
- Hot water heater, 2021
- Municipal city water
- Poured concrete foundation
- Brick & siding exterior
- Single attached garage with interior access
- Laminate countertops
- Hardwood, carpet & ceramic tile flooring
- Windows in two bedrooms, 2016

Association Fee & Inclusions

- CMG Condominium Management Group
 - 613-237-9519 ext. 145
- Fee approximately \$124/month
- Fee includes:
 - Reserve fund
 - Management fee
 - Snow removal for private street
- Pets are permitted
- Status Certificate on file and available upon request

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*?**

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

