



For Sale

295 Serena Way

 **Barrhaven**

 **3**

 **3**

 **20ft x 104ft**

 **3**

Tucked away on a quiet street with no rear neighbours, this sun-filled executive townhome enjoys a peaceful, private setting overlooking a mature environmentally protected forest. Beautifully maintained & freshly painted in soft, neutral tones, the interior pairs warm wide-plank hardwood on the main level with a crisp, refined aesthetic. Oversized windows invite natural light into every room, creating an airy & welcoming atmosphere throughout. Kitchen offers plenty of counter & cabinet space, while featuring a striking tall arched window & glass patio door. Living & dining areas flow naturally from the kitchen, creating an inviting layout that feels equally suited for relaxed evenings at home or effortless entertaining with family & friends. Generous primary suite has a walk-in closet & a beautifully appointed ensuite with a separate soaker tub and glass-enclosed shower. Two additional bedrooms and a full bathroom complete the upper level. The finished basement extends the living space with a generous recreation room & large lookout window, complemented by dedicated laundry, utility and storage areas. Private backyard is fenced & feels wonderfully secluded, framed by nature, mature greenery & protected forest beyond. This is a home where thoughtful design, and everyday comfort come together within steps of walking paths, parks, transit and everyday amenities.



Barrhaven

Family-friendly community offering a wonderful balance of nature, convenience, & community, with an abundance of parks, trails, schools, shopping, & everyday amenities. Backing onto a 26 acre mature, environmentally protected wooded park & a nearby bus transit station just a short walk away, commuting and getting around the city is easy & convenient.

Inclusions

- Kitchen appliances: refrigerator (2022), stove, dishwasher, hood fan
- Washer & dryer, all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote

Approximate Property Taxes

- Property taxes \$4,223/2026
- Hot water heater, rental - Enercare



Sun-Filled Townhome

- Tucked away on a quiet street
- Sun-filled executive townhome
- No rear neighbours
- Peaceful setting overlooking mature environmentally protected forest
- Wonderful sense of space & connection to nature
- Beautifully maintained home
- Freshly painted in soft, neutral tones
- Welcoming foyer with space to settle in
- Convenient partial bathroom & garage access
- Oversized windows bring in natural light
- Airy & welcoming atmosphere throughout
- Warm wide-plank hardwood flooring on main level
- Living & dining areas flow naturally from the kitchen
- Inviting layout that feels suited for relaxed evenings at home or effortless entertaining
- Lovely kitchen
 - Plenty of counter space
 - Light cabinetry paired with dark countertops
 - Warm toned backsplash
 - Stainless steel appliances
 - Striking tall arched window
 - Eat-in area with backyard views
 - Glass patio door with outdoor access



Thoughtful Design

- Spacious upper level with carpeted flooring for added comfort
 - Generous primary suite
 - Walk-in closet
 - Ensuite bathroom with separate soaker tub & glass-enclosed shower
 - Two additional bedrooms
 - Well-sized full bathroom
- Finished basement
 - Extends the living space
 - Sizable recreation room
 - Natural gas fireplace
 - Large lookout window
 - Dedicated laundry room
 - Utility & storage areas
- Private backyard
 - Fully fenced & secluded
 - Framed by nature, mature greenery & 26 acre protected forest beyond
 - Outdoor space leaves plenty of room for gardening, play & outdoor lounging
- Approximately 1818 sqft of total livable space above & below grade
- A home where thoughtful design, & everyday comfort come together beautifully!



Features, Systems & Updates

approximate ages

- Built by Minto, 2009
 - 5th Avenue Model
- Roof, asphalt shingles, 2009
- Windows & doors, 2009
- Central air conditioning, 2009
 - Coil, 2021
- Hot water heater - rental
- Furnace, forced air - natural gas
- Fireplace - natural gas
- Poured concrete foundation
- Municipal city water
- Brick exterior
- Single attached garage with interior access
- Hardwood, carpet & tile flooring
- Quartz countertops in kitchen, 2018
- Paved driveway, 2024

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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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.

