

\$3,499,000 - 266 Tracina Drive, Oakville

MLS® #40771042

\$3,499,000

4 Bedroom, 5.00 Bathroom, 5,583 sqft

Single Family on 0.00 Acres

1017 - SW Southwest, Oakville, Ontario

Welcome to 266 Tracina Dr, a 3,713 sq ft above grade, custom-built home in the heart of Coronation Park, one of southwest Oakville's most sought-after neighbourhoods. Known for its meandering streets, mature trees & mix of charming homes alongside luxury custom builds, this community offers a true lakeside lifestyle w/ trails, parks & top-rated schools all close at hand. This single-owner residence was designed entirely w/ family life in mind and has been lovingly maintained inside & out. The floor plan balances open concept living w/ formal spaces, creating a home that's both practical & elegant. A double-storey foyer sets the tone, leading to a private dining room and a great room w/ vaulted ceiling & fireplace that feels like a cozy library; warm, stylish & inviting. Floor-to-ceiling windows & 3 sets of French doors to the backyard flood the home with natural light, complemented by refinished cherry hardwood floors high ceilings & a family room w/ wood burning fireplace. At the heart of the home, the kitchen offers a large island & a commercial-grade Viking gas range w/ dbl oven. Upstairs, you'll find 4 generously sized bedrooms, including a primary suite w/ ensuite, a 2nd bedroom w/ ensuite & 2 additional bedrooms that share a bath. The fully finished lower level extends the living space w/ a walk-up to the backyard, a new wet bar with all the trimmings & tv, plus a huge seating area, full bath, hobby/storage room, cantina & plenty of storage. Every day



conveniences include a hard-working mudroom with 2 storage closets & plenty of space, a main level laundry & a 3pc bath perfectly located for guests & swimmers alike. Outdoors, the family-friendly design continues. An inviting front porch connects you with the neighbourhood, while the private backyard is a true retreat complete w/ pool, hot tub, landscaped & hardscaped patio w/ multiple seating areas. A wonderful blend of comfort, function, and charm in one of Oakville's most cherished communities. (id:6289)

Built in 2006

Essential Information

Listing #	40771042
Price	\$3,499,000
Bedrooms	4
Bathrooms	5.00
Square Footage	5,583
Acres	0.00
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	266 Tracina Drive
Subdivision	1017 - SW Southwest
City	Oakville
Province	Ontario
Postal Code	L6L4C2

Amenities

Amenities	Park, Schools, Shopping
Features	Private Yard
Parking Spaces	6
Parking	Attached Garage
# of Garages	1

Has Pool	Yes
Pool	Inground pool

Interior

Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Stone
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Miller Real Estate Ltd.
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