

\$1,555,900 - 108 Margaret Anne Drive, Ottawa

MLS® #X12294166

\$1,555,900

8 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

9104 - Huntley Ward (South East), Ottawa,
Ontario

Fresh new look! Thoughtfully updated and MOVE-IN READY. Custom natural stone brick bungalow blends modern comfort with timeless design sits on approximately 2.2+ acres in the highly sought-after and rarely available community of Huntley Ridge. This home offers 4+2 bedrooms, 3 full baths, 2 powder rooms, and 3 fireplaces. Recent updates include: Quartz countertops, Stainless Steel appliances including a Thermador wall oven/microwave, an updated cooktop and hood fan, and refreshed finishes throughout the home. The kitchen features solid wood cabinetry, under-cabinet lighting, and generous storage and workspace - ideal for both everyday use and entertaining. Formal Living & Dining room with fireplace provide warm gathering spaces, while the sunken den with vaulted ceilings and a second fireplace with a stone accent wall adds charm and character. South facing sunroom with large windows and an open layout brings in natural light year-round. Primary bedroom includes hardwood floors, large windows, a walk-in closet, a makeup vanity, and 4-piece ensuite. Two additional generous bedrooms share a 4-piece bath. A fourth bedroom or office with a private powder room make this home ideal for MULTIGENERATIONAL LIVING or working from home. Finished basement features luxury vinyl plank flooring, a spacious rec room with wood-burning fireplace, wet bar, two additional bedrooms, another 4-piece bath, a workshop,



a wine cellar/cold room, and ample storage.
Large back patio, charcoal BBQ, vegetable garden with irrigation, and NO REAR NEIGHBOURS. Backyard offers potential for a SPA-INSPIRED RETREAT! Oversized Triple Car Garage provides ample vehicle & toy storage for hobbyists and outdoor enthusiasts. This beautifully maintained home offers a rare blend of luxury, space, and privacy. Only minutes from Kanata Research Park, Canadian Tire Centre & Tanger Outlets. Book your showing today. (id:6289)

Essential Information

Listing #	X12294166
Price	\$1,555,900
Bedrooms	8
Bathrooms	5.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	108 Margaret Anne Drive
Subdivision	9104 - Huntley Ward (South East)
City	Ottawa
Province	Ontario
Postal Code	K0A1L0

Amenities

Amenities	Schools, Fireplace(s)
Features	Wooded area, Conservation/green belt, Carpet Free
Parking Spaces	13
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Oven - Built-In, Water Heater, Range, Intercom, Water Treatment, Cooktop, Dishwasher, Freezer, Garage door opener, Hood Fan, Microwave, Stove, Refrigerator
Heating	Propane Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	3
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick
Exterior Features	Landscaped, Lawn sprinkler
Lot Description	191.1 x 494.2 FT 2 - 4.99 acres
Foundation	Concrete

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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