

# \$1,165,000 - 879 Percival Crescent, Ottawa

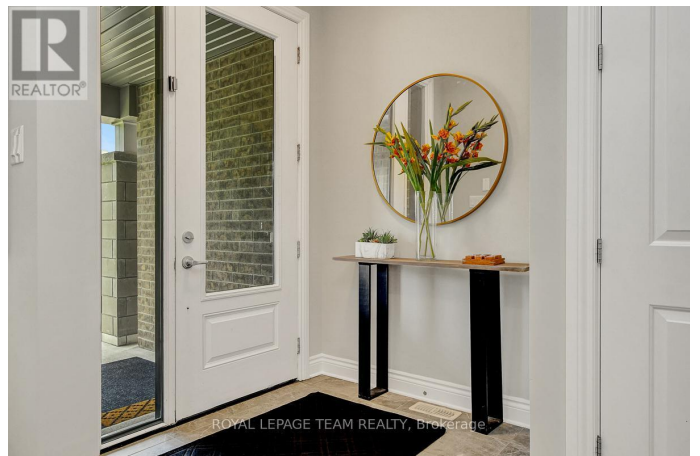
MLS® #X12303231

**\$1,165,000**

6 Bedroom, 5.00 Bathroom,  
Single Family on 0.00 Acres

8003 - Mahogany Community, Ottawa, Ontario

Modern, MULTIGENERATIONAL, versatile - this exceptional home in the heart of Mahogany offers 5+1 bedrooms, 5 full bathrooms, and over 3,950 sf of thoughtfully designed living space on one of the community's quietest, most desirable streets. The main floor features 9 ft ceilings, hardwood flooring, hardwood stairs to the second level, and a built-in speaker system. The designer kitchen includes quartz countertops, a 9 ft island/breakfast bar with seating for six, an abundance of shaker-style cabinetry, and opens to a spacious family room with a stunning floor-to-ceiling tiled gas fireplace. An elegant living room and formal dining area offer plenty of space for entertaining. A soundproof main-floor bedroom with a closet (currently used as an office) sits next to a full 4-piece bathroom, ideal for family members with mobility needs. Upstairs, hardwood continues through the hallway. The primary suite features large his and her walk-in closets and a spa-like 5-piece ensuite with an extra-long quartz double vanity, oversized glass shower, and freestanding tub. A second bedroom includes its own 4-piece ensuite, while two additional bedrooms share a 4-piece Jack and Jill bathroom. A generous laundry room with a sink adds everyday function and convenience. The finished, soundproof basement offers a spacious rec room, bedroom with egress window and closet, a 3-piece bathroom, gym area, and utility/storage space. Speaker wires are in



place in the ceiling for a future sound system. The fully fenced backyard features a deck, tiled patio with gazebo, garden boxes, and green space for play. A widened tiled driveway and welcoming front porch complete this impressive home. Close to parks, recreation, and all the amenities the historic village of Manotick has to offer. Enjoy charming local shops, caf  s, restaurants, and scenic river views just minutes from your doorstep. This thoughtfully designed multigenerational home offers the space, comfort, and flexibility your family needs. (id:6289)

**Essential Information**

Listing #	X12303231
Price	\$1,165,000
Bedrooms	6
Bathrooms	5.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	879 Percival Crescent
Subdivision	8003 - Mahogany Community
City	Ottawa
Province	Ontario
Postal Code	K4M0G3

**Amenities**

Amenities	Fireplace(s)
Utilities	Sewer
Features	Gazebo
Parking Spaces	5
Parking	Attached Garage, Garage, Inside Entry
# of Garages	2

**Interior**

Appliances	Garage door opener remote(s), Central Vacuum, Dishwasher, Dryer, Garage door opener, Hood Fan, Alarm System, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	46.9 x 98.3 FT
Foundation	Poured Concrete

## Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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Listing information last updated on October 13th, 2025 at 10:46am PDT