

\$729,900 - 75 Armagh Way, Ottawa

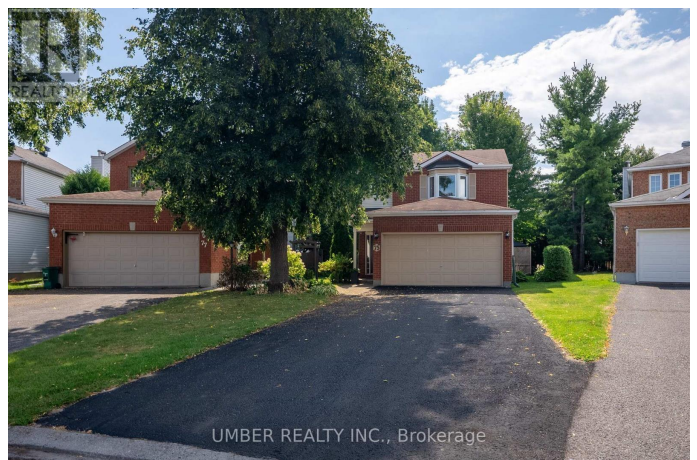
MLS® #X12381273

\$729,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7706 - Barrhaven - Longfields, Ottawa, Ontario

Welcome to 75 Armagh Way, a perfect blend of comfort, style, and family-friendly living. Nestled in the heart of Barrhaven, one of Ottawa's most sought-after communities, this home is surrounded by excellent schools, many parks, and vibrant amenities. Families will love the close-knit neighbourhood feel, with playgrounds, walking trails, and sports fields just steps away. Shopping, dining, and transit are all within easy reach, making this an ideal location. Set on a large lot, this 4-bedroom, 3-bathroom home offers a private backyard oasis. Mature trees provide natural privacy, while the spacious patio with gazebo creates the perfect setting for summer barbecues, family gatherings, or simply enjoying the outdoors. Inside, the main floor showcases hardwood, ceramic, & laminate flooring throughout, complemented by brand new ceramic tiles (2025) for a fresh, modern foyer. The kitchen features timeless granite countertops, making it both stylish and functional for everyday cooking or entertaining. All windows have been updated to vinyl frames, ensuring comfort and efficiency for years to come. Roof Updated in 2014 with 50 year shingles, all toilets replaced in 2023. Driveway re-sealed (2025), & ducts cleaned & disinfected (2025). Upstairs, four bedrooms offer plenty of space for the whole family, including a primary bedroom with its own updated ensuite (2021). The finished basement expands your living options, perfect for a recreation room, home gym, or additional



office space. With its convenient location, large treed lot, and thoughtful updates, 75 Armagh Way is a true gem in Barrhaven a home designed for both family life and entertaining. Computer generated virtual staging for illustrative purposes only. Actual property may differ. (id:6289)

Essential Information

Listing #	X12381273
Price	\$729,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	75 Armagh Way
Subdivision	7706 - Barrhaven - Longfields
City	Ottawa
Province	Ontario
Postal Code	K2J4C1

Amenities

Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Lot Description	26 x 101.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office UMBER REALTY INC.



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 23rd, 2025 at 10:16pm PDT