

\$1,129,000 - 25 Marsh Sparrow Private, Ottawa

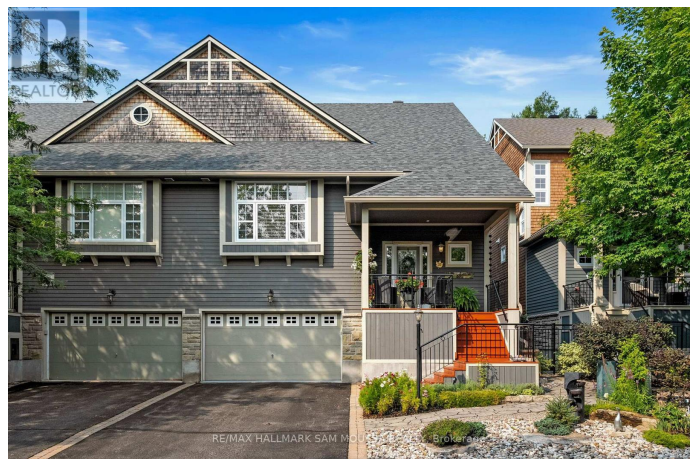
MLS® #X12462224

\$1,129,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

9008 - Kanata - Morgan's Grant/South March,
Ottawa, Ontario

Tucked away in the sought-after enclave of Marshes Village, this beautifully upgraded end-unit townhome offers refined living. Thoughtfully maintained and tastefully enhanced. A foyer with Italian tile sets the tone, opening to open-concept living and dining spaces. Soaring ceilings, expansive windows, and a stone fireplace create a warm atmosphere. The kitchen is a standout, granite counters, stainless steel appliances, and generous cabinetry, all designed with beauty and practicality in mind. A dedicated office, renovated powder room, and laundry area enhance the main level. Off the main living area, a screened-in porch with a gas hookup for BBQ overlooks the back garden. The primary suite is a true retreat, with a large custom walk-in closet and a stunning spa-inspired ensuite. Upstairs, a versatile loft with two closets and a full bath provides flexible living space, ideal for a guest suite or reading nook. Oak hardwood flooring runs throughout, including all three staircases. The finished walk-out lower level offers even more flexibility with a second family room, a spacious bedroom overlooking the garden, a walk-through closet, and a beautifully renovated full bath. This level also features floating oak flooring, adding to the comfort throughout. Outside, professional landscaping enhances the front and rear gardens, a large cedar deck and elegant stone patio provide the perfect backdrop for outdoor entertaining.



Recent upgrades include new roof tiles and new wooden front steps. Situated next to the prestigious Marshes Golf Course and just minutes from Kanata North's high-tech hub, the Brookstreet Hotel, DND, the 417, local shops and restaurants, the Richcraft Rec Complex, and nearby pickleball courts, this home offers a luxurious lifestyle in one of the city's most exclusive communities. Marshes Village Homeowners Association fee is \$196/month covers road snow removal, landscaping, general maintenance, audit and insurance with a reserve fund for future needs. (id:6289)

Essential Information

Listing #	X12462224
Price	\$1,129,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	25 Marsh Sparrow Private
Subdivision	9008 - Kanata - Morgan's Grant/South March
City	Ottawa
Province	Ontario
Postal Code	K2K3P1

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Sewer
Features	Carpet Free
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote Microwave, Stove, Washer, F
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3
Has Basement	Yes
Basement	Walk out



Exterior

Exterior	Wood, Stone
Lot Description	35.6 x 116.4 FT
Foundation	Concrete

Listing Details

Listing Office	RE/MAX HALLMARK SAM MOUSSA REALTY
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