

\$624,900 - 40 Shadetree Crescent, Ottawa

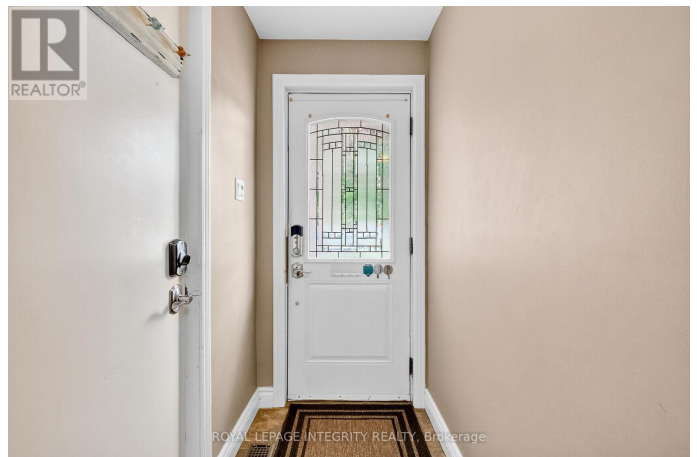
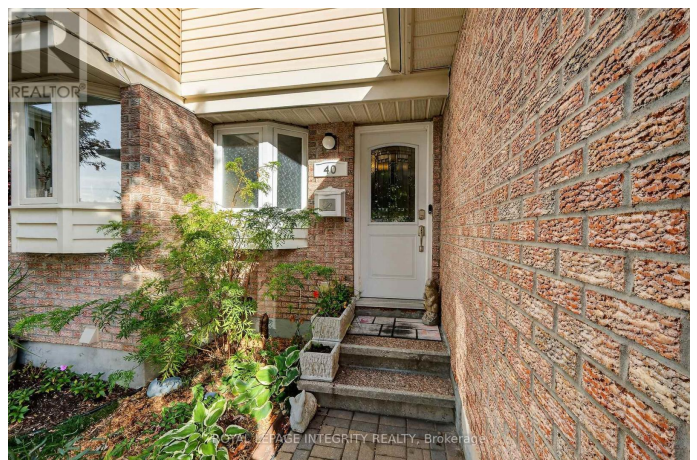
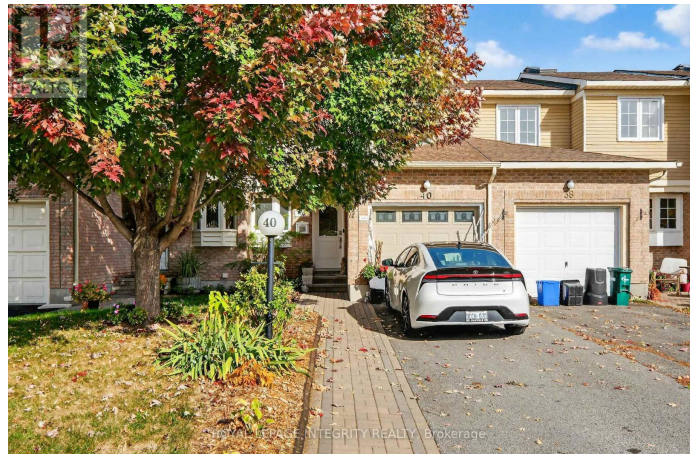
MLS® #X12473591

\$624,900

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

7202 - Borden Farm/Stewart Farm/Carleton Heights/Parkwood Hills, Ottawa, Ontario

Welcome to this beautifully renovated and meticulously maintained townhome in a wonderful, hidden-away part of Fisher Glen. Combining luxurious finishes with significant energy-efficiency upgrades, this home is a true turnkey masterpiece. Step through the tiled entrance, which offers access to the garage and an updated powder room. The main level flows beautifully with stunning bamboo flooring throughout the living and dining areas. The living room is perfect for relaxing or entertaining, featuring a cozy gas fireplace, elegant pot lights, built-in speakers, and sliding doors that open to your private, treed backyard oasis. This outdoor space is enhanced with a stylish pergola, perfect for summer evenings, and a practical storage shed. At the heart of the home is a custom-designed dream kitchen. A chef's delight, including tiled floors and backsplash, granite countertops, and dark birch custom cabinets with sensor-activated pot lights. Culinary adventures await with a deep stainless-steel double sink and a professional-grade gas stove with six burners, two ovens, and a large hood fan. Upstairs, a skylight in the hallway bathes the second level in natural light. This floor hosts three generous bedrooms, including a master suite with a private 3-piece ensuite, porcelain tile floors, and a granite countertop. An updated four-piece main bathroom, also with granite counters and tiled flooring, serves the additional bedrooms. The professionally



finished basement is an entertainer's paradise. Enjoy ultimate comfort with heated floors, complemented by adhesive wall insulation for maximum warmth. This incredible space features a unique bar area, a projection movie screen, pot lights, and built-in surround sound for the ultimate home theatre experience. Don't miss your chance to own this exceptional property where every detail has been thoughtfully considered. See it before it disappears! All showings require overnight notice, please, and 24 hours irr. for all offers. (id:6289)

Essential Information

Listing #	X12473591
Price	\$624,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Shadetree Crescent
Subdivision	7202 - Borden Farm/Stewart Farm/Carleton Heights/Parkwood Hills
City	Ottawa
Province	Ontario
Postal Code	K2E7R2

Amenities

Amenities	Public Transit, Schools, Fireplace(s)
Utilities	Electricity
Features	Flat site, Lane
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Blinds, Dishwasher, Dryer, Garage door opener, Hood Fan, Microwave, Two Washers, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Aluminum siding, Brick
Lot Description	20.3 x 105.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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Listing information last updated on October 28th, 2025 at 2:16am PDT