

1452
WATER'S EDGE
— WAY —
FOR SALE
\$840,000

LuxuryOttawa.com

Elegant living, excellent location. This beautifully maintained bungalow with countless upgrades is perfect for entertaining and relaxing with your friends and family in one of Ottawa's premiere neighbourhoods.



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LOCATION

Greely is a quickly growing rural community in the southern end of Ottawa, Canada. Greely is home to a set of tight-knit and unique communities throughout the village. Most homes sit on $\frac{1}{2}$ acre to 2-acre lots. Every year, the area organizes a Winter Carnival and a renowned Canada Day celebration. Neighbouring Manotick area offers a plethora of dining and shopping options. Easy access to both downtown and the airport make Greely one of Ottawa's most convenient suburbs. OC Transpo offers complete service to the area.



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You will fall in love with this property before you even walk inside. The gorgeous craftsmanship is evident from the stone work to the architectural design to the tasteful professional landscaping.

- Stone and Stucco Exterior
- Professional Landscaping
- Interlock Patio and Walkway
- 3 Car Oversize Garage



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Walk inside and you are welcomed by high ceilings, stunning bright, oversized windows and top of the line hardwood and tile flooring throughout.

- Large, Bright Windows
- Open Concept
- Stunning Gas Fireplaces
- Gorgeous Lighting



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You will love the open concept layout of the huge custom gourmet kitchen, with built-in appliances, soft-close drawers and cabinets, and wall pantry with sliding shelves.

- High End Viking Appliances
- Gorgeous Lighting
- Quiet Close Cabinets
- Built-in Microwave, Oven and Winerack



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Main floor features three bedrooms including spacious Master Bedroom with custom walk-in closet and spa-like ensuite

Ensuite bathroom with heated floors
Custom Closet Designed by California Closets
Huge Windows



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Functional layout and beautiful finishes continue downstairs to the huge basement that boasts spacious rec room and custom bar by Laurysen with soft-close drawers and cabinets, comfortable bedroom and full bath

- Pot Lighting
- Wet Bar
- High-End Carpeting
- Guest Bedroom and Bathroom





LUXURY OTTAWA

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