## Welcome to

## 29 Glencairn Avenue



CHELL







Opportunity in sought-after Rideau Gardens! This deceivingly spacious 4 bedroom home features a rear two storey addition, and is nestled on a quiet, tree-lined street steps to the Rideau Canal, scenic bike trails, Lansdowne Park and the trendy shops and bistros of The Glebe. Upon entry you'll be greeted by an inviting living room with wood burning fireplace and beautiful crown moulding. Spacious formal dining room. Bright kitchen features a large peninsula with breakfast bar, built-in oven and microwave, plus convenient access to the backyard. The main level is completed by a 4-piece bathroom and two spacious bedrooms that can easily double as a home office or flex space. The second level offers two large bedrooms, the primary featuring its own ensuite bathroom with soaker tub and separate shower. Finished basement with rec room/games room, den, 3-piece bathroom, laundry, cedar closet and plenty of storage. Private backyard with flagstone patio and deck. Embrace the best of both worlds in this prime location where peaceful living meets the convenience of urban amenities!









# MAIN LEVEL Living Room 18'8" x 11'4" Dining Room 15'1" x 10'8" Kitchen 15'3" x 14'10" Bedroom 14'9" x 12'1" Bedroom 12'7" x 9'11" Bathroom 4-piece

SECOND LEVEL	
Primary Bedroom	14'8" x 11'10"
Ensuite	4-piece
Bedroom	14'4" x 11'1"

Bedrooms: 4
Bathrooms: 3

Neighbourhood: Rideau Gardens Lot Size: 48.20 ft x 95.00 ft Year Built: 1951 / approx

Possession: 30-60 Days / TBA Style: Detached, 1 1/2 Storey

Exterior: Brick, Siding

Parking: 4

Garage: Single Car Detached Heating: Forced Air / Natural Gas

Cooling: Central Air

Flooring: Hardwood, Carpet, Tile

Taxes: \$8,908 / approx

## **BASEMENT**

Recreation Room  $28'5" \times 11'5"$ Den  $11'7" \times 10'9"$ Bathroom 3-piece

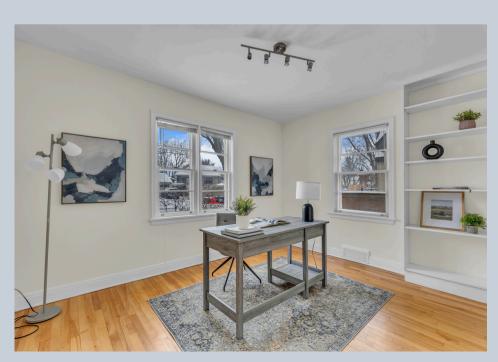
Laundry Room Utility Room

### **INCLUSIONS**

Refrigerator, Stovetop, Convection Microwave, Built-in Oven, Hood Fan, Dishwasher, Washer, Dryer, Foosball Table, Auto Garage Door Opener





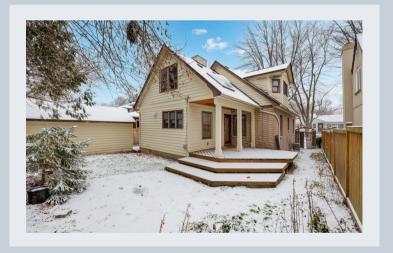


















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