

# Welcome to

182 Felicity Crescent



CHELL  
TEAM





Discover this stunning 4+1 bedroom home with a spectacular backyard retreat, nestled on a quiet street in sought-after Bradley Estates. Backing onto tranquil NCC greenspace and the scenic Prescott-Russell Trail, this home offers unparalleled access to nature trails and is just steps away from several parks and a splashpad. A charming front verandah welcomes you into the open-concept living and dining room, boasting elegant wainscoting. Beautiful kitchen features granite counters, stainless steel appliances, a corner pantry, and an island with breakfast bar. The inviting eating area is framed by soaring ceilings and dramatic bay windows that extend to the second level, flooding the space with natural light. Desirable main floor family room anchored by a cozy gas fireplace and custom built-in shelving. Upstairs, the spacious hallway is open to below and leads to a generous primary suite with double closets and 5-piece ensuite including a soaker tub and separate shower. The second level is complete with three additional bedrooms, a full 4-piece main bathroom and laundry for your convenience. The carefully thought-out finished basement offers an abundance of well allocated storage spaces, a large recreation room with plenty of space for a home office or gym area, plus a fifth bedroom and additional full bath - ideal for hosting guests. Step outside to the sun-filled, south-facing backyard oasis, beautifully landscaped with composite deck, interlock patio, and inground pool - all set against the serene backdrop of protected greenspace. Embrace a lifestyle where nature, community, and modern comfort converge - this exceptional Bradley Estates home offers more than just a residence; it invites you to live your best life.







Bedrooms: 4+1  
 Bathrooms: 4  
 Neighbourhood: Bradley Estates  
 Year Built: 2009  
 Possession: TBA  
 Lot size: 45.28 ft x 95.20 ft  
 Style: Detached, 2 Storey  
 Exterior: Brick, Siding  
 Parking: 6  
 Garage: Double Car Attached  
 Heating: Forced Air / Natural Gas  
 Cooling: Central Air  
 Taxes: \$6266.69 / 2024

MAIN LEVEL	
Foyer	5'2" x 4'5"
Living/Dining Room	22'9" x 9'8"
Kitchen	14'4" x 10'8"
Eating Area	13'3" x 9'6"
Family Room	15'6" x 11'4"
Mudroom Area	5'8" x 5'4"
Bathroom	2-piece

SECOND LEVEL	
Primary Bedroom	16'4" x 13'0"
Ensuite	5-piece
Bedroom	13'2" x 11'3"
Bedroom	12'0" x 10'8"
Bedroom	9'9" x 9'6"
Bathroom	4-piece
Laundry	

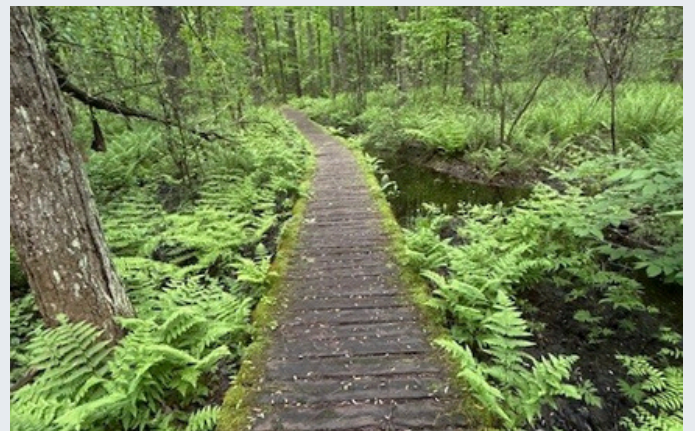
BASEMENT	
Recreation Room	23'8" x 11'5"
Bedroom	11'5" x 10'5"
Bathroom	3-piece
Utility/Storage	19'8" x 10'4"

INCLUSIONS  
 Fridge, Stove, Dishwasher, (as-is), Hood Fan, Washer, Dryer, Window Coverings, Light Fixtures, Pool Vacuum (Robot), All Pool Equipment, Gazebo

EXCLUSIONS  
 TV, TV Mounts, Speakers, Speaker Mounts, Fridge & Freezer in Basement, Bar Fridge in Garage, Patio Furniture, Lounge Chairs for Pool Area, (Pool Toys & Storage Container can be discussed)











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