

*Welcome to*

547 Denbury Avenue



CHELL  
TEAM



Beautiful and spacious TRUE 5-bedroom home, ideally situated in one of Ottawa's most coveted neighbourhoods – just steps to top-rated schools including Broadview PS, Nepean HS, and Notre Dame HS, along with Dovercourt Rec Centre, parks, the Farmers' Market at Byron Linear Park, and the boutiques and restaurants of Westboro Village. Exceptional curb appeal with a welcoming front verandah – an inviting spot to enjoy your morning coffee. Inside, the inviting living room is filled with natural light from an oversized bow window. The elegant formal dining room features a classic buffet cove, ideal for hosting large gatherings. The spacious kitchen offers granite countertops, centre island, and a seamless layout that flows into the family room with gas fireplace. A convenient main floor powder room completes this level. Hardwood flooring runs throughout both the main and second levels, complemented by a hardwood staircase. The expansive primary suite offers a true retreat, complete with built-in bench seating, two walk-in closets, and a spa-like 5-piece ensuite with dual sinks, marble tile, a soaker tub, and separate shower. Four additional well-sized bedrooms, each with large closets, along with an updated main bathroom complete the second level. The finished basement offers a large recreation room with beverage bar, a 2-piece bath, laundry area, and abundant storage. Outdoors, discover a private, fully fenced backyard oasis, thoughtfully designed with a covered deck, hot tub, and interlock patio – an exceptional setting for relaxing or entertaining with family and friends. Enjoy the perfect blend of urban convenience and neighbourhood charm – this is a home and lifestyle not to be missed!





**MAIN LEVEL**

|             |                |
|-------------|----------------|
| Foyer       | 11'11" x 7'7"  |
| Living Room | 18'0" x 12'0"  |
| Dining Room | 10'10" x 10'5" |
| Kitchen     | 15'7" x 10'10" |
| Family Room | 16'3" x 9'11"  |
| Bathroom    | 2-piece        |

**SECOND LEVEL**

|                 |                |
|-----------------|----------------|
| Primary Bedroom | 15'10" x 14'5" |
| Ensuite         | 5-piece        |
| Bedroom         | 13'6" x 11'11" |
| Bedroom         | 12'9" x 9'8"   |
| Bedroom         | 10'11" x 8'7"  |
| Bedroom         | 9'7" x 9'0"    |
| Bathroom        | 4-piece        |

**BASEMENT**

|                      |               |
|----------------------|---------------|
| Recreation Room      | 22'8" x 14'3" |
| Bathroom             | 2-piece       |
| Laundry/Utility Room | 16'6" x 10'3" |
| Storage Room         | 22'8" x 7'3"  |

**INCLUSIONS**

Fridge, Stove, Hood Fan, Dishwasher, Washer, Dryer, Basement Freezer, Hot Tub, All Window Coverings

Primary bedroom & ensuite addition (2012)  
 Roof re-shingled (2013)  
 Covered deck (2021)

Bedrooms: 5  
 Bathrooms: 4  
 Neighbourhood: McKellar Park  
 Year Built: 1972  
 Possession: August 2026 or TBA  
 Lot size: 50 ft x 103 ft  
 Style: Detached, 2 Storey  
 Exterior: Brick, Siding  
 Parking: 5  
 Garage: Oversized Single Car Attached  
 Heating: Forced Air / Natural Gas (2012)  
 Cooling: Central Air (2012)  
 Flooring: Hardwood, Tile, Laminate  
 Taxes: \$10,538.40 / 2025







Designated Representative Susan Chell

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it's our  
home too!