

Room Dimensions

Main Level

- Foyer (13.6' x 10.7')
- Living Room (12.8' x 11')
- Family Room (16.5' x 11')
- Dining Room (12.8' x 11.4')
- Kitchen (11.5' x 10.8')
- Eating Area (17.6' x 9')
- Partial Bath (2pc)
- laundry and mudroom
- Garage (20' x 18')

Second Level

- Primary Bedroom (17.6' x 15')
- Ensuite (4pc)
- Walk-in Closet
- Bedroom (13.4' x 11.2')
- Bedroom (12' x 11.2')
- Bedroom (13.6' x 11.2')
- Full Bath (3pc)

Lower Level

- Full, unfinished

Key Features & Upgrades

- One window in primary bedroom being replaced and pending insulation (June 2021)
- Two new kitchen windows (2020)
- New carpets upstairs (2020)
- Plumbing drain pipes inspected (2020)
- Fireplace chimney cleaned and inspected by Top Hat (2020)
- Air ducts cleaned (2020)
- Air conditioner (2019)
- Roof and gutters (2019)
- Furnace (2018)
- Upstairs front windows (2018)
- Front door and patio door (2018)



29 Shetland Way
Bridlewood • Ottawa

Diane Allingham and Jennifer Stewart, Brokers · Engel & Völkers Ottawa Central, Brokerage
113 - 1433 Wellington Street West · Ottawa · ON, K1Y 2X4
Office: +1 613-422-8688 · diane@dianeandjen.com, jen@dianeandjen.com
dianeandjen.com

Brokerage Independently Owned and Operated. Not intended to solicit properties currently listed for sale. E.&O.E. Errors & Omissions Excepted.
All dimensions are approximate.





Spacious 4 Bedroom Single Home for Sale in Bridlewood across from the Park!

OTTAWA, ONTARIO
 CONTACT DIANE ALLINGHAM & JENNIFER STEWART, BROKERS,
 ENGEL & VÖLKERS OTTAWA CENTRAL
 TELEPHONE +1 613-422-8688
 E-MAIL DIANE@DIANEANDJEN.COM, JEN@DIANEANDJEN.COM

This large family home is superbly located right across the street from Shetland Park and steps to the Trans Canada Trail. Close to all amenities and great schools as well as transit, this location just can't be beat! This perfectly laid out home offers everything you've dreamed of. There is a large foyer area with handy access to the attached double garage. The large formal living room has views of the park. The dining room has plenty of space for family gatherings! The kitchen is bright and cheery with an adjacent eating area that opens onto the yard. There is a main floor family room with a cozy wood burning fireplace. There is a powder room and laundry room to round this level out well. Upstairs you will find space for everyone and your home office! Nicely proportioned bedrooms with lots of closet space in each. The large primary bedroom looks out over the yard with nice windows. The ensuite bath is very big and features a water closet for privacy! There is also a family bath on this level. There is a large and virtually untouched basement here to fulfill your dreams of a play space, media room, home office, guest suite, workshop or whatever you have dreamed of. High and dry...the possibilities are truly endless. The layout of this family home is truly perfect. It offers the space and versatility you have always wanted and, in a location, second to none. Learn more about Birdlewood here! This is your opportunity to make your own design and style choices into reality. Have that bathroom you've seen in magazines or that basement from the design shows! Lots of space for backyard bbq's or for the kids to run around in the park!

PRICE \$649,900
HEATING forced air, natural gas
COOLING central air conditioning
POSSESSION Mid-August but flexible

INCLUSIONS Fridge, Stove, Microwave, Dishwasher, Washer, Gas Dryer (gas installed for stove & fireplace), All window blinds, All curtains and rods, Garage openers and remotes.
EXCLUSIONS Neighbour replacing fence on left side of the backyard.

HYDRO \$138/month (approx.)
GAS \$117.80/winter month (approx.)
WATER \$106.64/month (approx.)
PROPERTY TAXES \$461/month (2021)