



237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca



Warm rays of sunshine filter through the abundance of windows and throughout this open concept 3 bedroom plus den, 4 bathroom, 2 storey home. Featuring rich hardwood floors, a chef's kitchen with upgraded quartz/granite counters, stainless steel appliances and loads of cabinets, a main floor family room with fireplace, large primary bedroom with luxurious ensuite and walk-in closet, professionally finished basement with rec room plus 2pc bath, a den and laundry. Professional landscaping includes an inground pool, patio, privacy fence and widened driveway to accommodate 2 cars wide. See list for the many recent upgrades throughout



PROPERTY FEATURES

- 3 bedrooms plus den, 4 baths
- Rich hardwood floors throughout main level living areas
- Chef's kitchen with quartz/granite
- Main floor family room with fireplace
- Luxury ensuite in Primary Bedroom
- Professionally finished basement with rec room, den and 2pc bath
- Professionally landscaped with inground pool
- Taxes: approx \$4649 2023



237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca



- Property Inclusions:**
- Fridge
 - Stove
 - Dishwasher
 - Washer & Dryer
 - Ceiling Fans
 - Hot Water Tank
 - Auto Garage Door Opener



Room Dimensions:

Main Level:

- Living Room 12'7" x 10'0"
- Dining Room 12'5" x 7'8"
- Kitchen 15'5" x 10'0"
- Family Room 15'0" x 10'8"
- 2pc Bath

2nd Level:

- Primary Bedroom 12'2" x 11'10"
- 4pc Ensuite
- Walk-in Closet
- Bedroom 11'0" x 9'1"
- Bedroom 10'4" x 10'1"
- 4pc Bath

Basement:

- Rec Room 20'8" x 14'6"
- Den 10'4" x 7'10"
- Laundry 9'5" x 9'4"
- 2pc Bath



237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca





237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca





237 Allgrove Way

Sittsville



WestOttawaRealEstate.ca





237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca





237 Allgrove Way

Stittsville



WestOttawaRealEstate.ca

237 ALLGROVE WAY RECENT UPDATES:

- New Furnace 2024
- Granite/Quartz Kitchen Countertops 2022
- Widened Driveway by 5' x 38' to accommodate 2 cars
- Hot Water Tank owned
- New Chlorinator in pool 2022
- Interior Painted

Presented By:



WestOttawaRealEstate.ca



**Honest, Reliable & Working for you!
That's the bottom line...**



WestOttawaRealEstate.ca

Andy Oswald andy@westottawarealestate.ca

www.westottawarealestate.ca

Direct: 613.690.5993

Office 613.755.2278



INNOVATION
REALTY LTD
BROKERAGE