



296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca



Elegant & sophisticated Executive Class sun-filled Bungalow extensively upgraded throughout, located on a premium lot with trees within Ridgemont Estates, in the peaceful Ashton Countryside. The open concept main level features an abundance of windows offering tranquil views of the private backyard and overlooks the inground pool and elaborate professional landscaping. Features rich hardwood floors that flow seamlessly throughout the main level, a spacious living room with gas fireplace, a scrumptious culinary kitchen with quartz counters, quality cabinetry, expansive island with breakfast counter & stainless steel appliances. Dining room is open to the kitchen & access to the deck. Primary bedroom has a large walk-in closet and luxurious 3pc ensuite. Professionally finished basement with spacious family room with big bright windows, a 4th bedroom, 3pc bath & utility room. Oversized 2 car garage. Quality built by Tomar. A rare offering.



PROPERTY FEATURES

- 3+1 bedrooms, 3 bathrooms
- Located on a premium lot
- Extensively upgraded throughout
- Open concept main level with hardwood floors
- Spacious Primary Suite
- Professionally finished basement with Family Room, bedroom & 3pc bath
- Backyard oasis with inground pool



296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca



Property Inclusions:

- Fridge
- Gas Stove
- Hood Fan
- Dishwasher
- Microwave
- Wine Fridge
- Washer & Dryer
- All Window Coverings
- Auto Garage Door Openers
- Inground Pool & Equipment



Room Dimensions:

Main Level:

- Living Room 19'11" x 17'7"
- Dining Room 12'5" x 7'6"
- Kitchen 18'5" x 11'9"
- Mud Room 12'2" x 5'5"

- Primary Bedroom 14' x 13'4"
- 3pc Ensuite
- Bedroom 13' x 11'
- Bedroom 13'1" x 12'3"
- 4pc Bathroom

Basement:

- Family Room 29'6" x 17'9"
- Bedroom 15'2" x 12'3"
- 3pc Bathroom
- Storage Room 28'3" x 12'
- Storage Room 9'1" x 4'8"

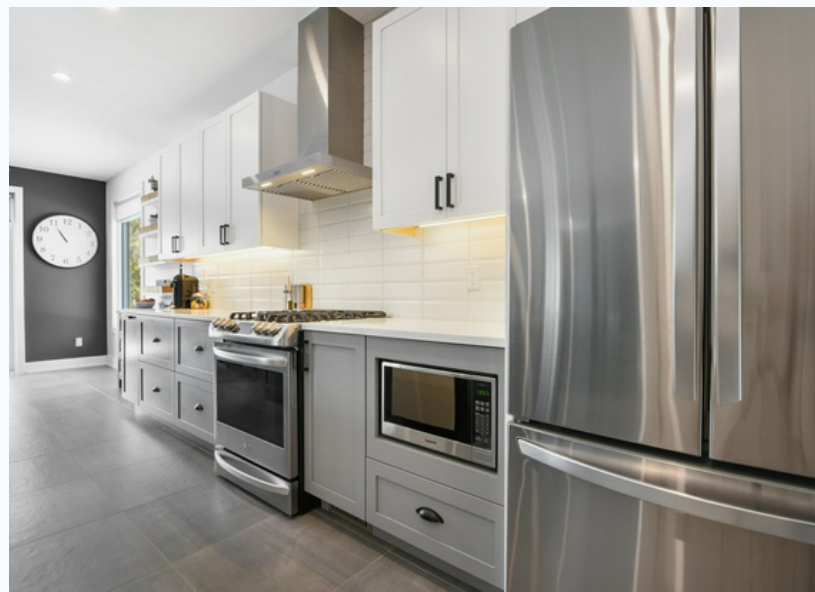


296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca





296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca





296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca



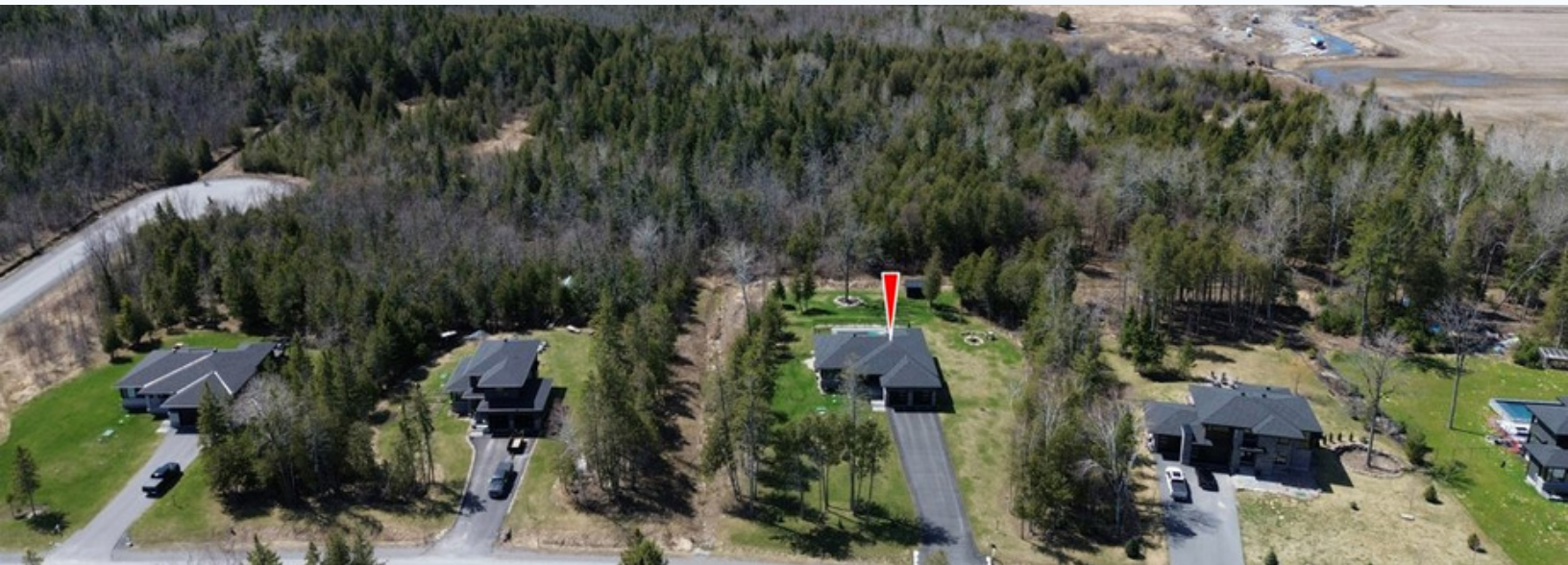


296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca





296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca

Main Floor Exterior Area 1765.29 sq ft
Interior Area 1609.58 sq ft
Excluded Area 586.64 sq ft





296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca

Basement (Below Grade) Exterior Area 1597.46 sq ft
Interior Area 1443.25 sq ft





296 Ridgemont Drive

Ashton



WestOttawaRealEstate.ca

296 RIDGEMONT DRIVE RECENT UPDATES:

- Kitchen
- Bathrooms
- Flooring
- Light fixtures

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