



# 23 Glen Abbey Crescent

Stittsville



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Discover the Amberwood Village lifestyle in this beautifully maintained, sun-filled bungalow surrounded by mature trees and green space. Enjoy bright open-concept living with hardwood floors, gas fireplace, inviting kitchen, a window-filled solarium overlooking the landscaped yard and a spacious primary suite with 3-piece ensuite. The lower level offers excellent future living space. Recent updates include a 2025 cold-climate heat pump and 2026 hot water tank. Steps to the clubhouse, golf, pickleball, swimming and more!



## PROPERTY FEATURES

- Sought-after Amberwood Village
- Bright, open-concept 2 bedroom, 2 bathroom bungalow
- Spacious primary suite with walk-in closet & 3-piece ensuite
- Sun-filled solarium with access to new interlock patio
- Generous kitchen with abundant cabinetry & breakfast nook
- High-ceiling lower level with large windows & future potential
- Taxes (approx): \$4515 2026; Monthly Condo Fees: \$658
- Condo Fees include: water, building insurance



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## Property Inclusions:

- Refrigerator, Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer, Blinds, Hot Water Tank, Garage Door Opener with Remote



## Room Dimensions:

### Main Level:

- Living Room 19'9" x 17'4"
- Dining Room 11'1" x 9'11"
- Kitchen 17'5" x 8'9"
- Screened in Porch 12'4" x 7'6"
- Laundry Room
- Primary Bedroom 17'5" x 11.3"
- 3pc Ensuite 8'9" x 5'3"
- Walk-in Closet 5'6" x 5'2"
- Bedroom 13'9" x 11'0"
- 4pc Bathroom 8'4" x 5'3"



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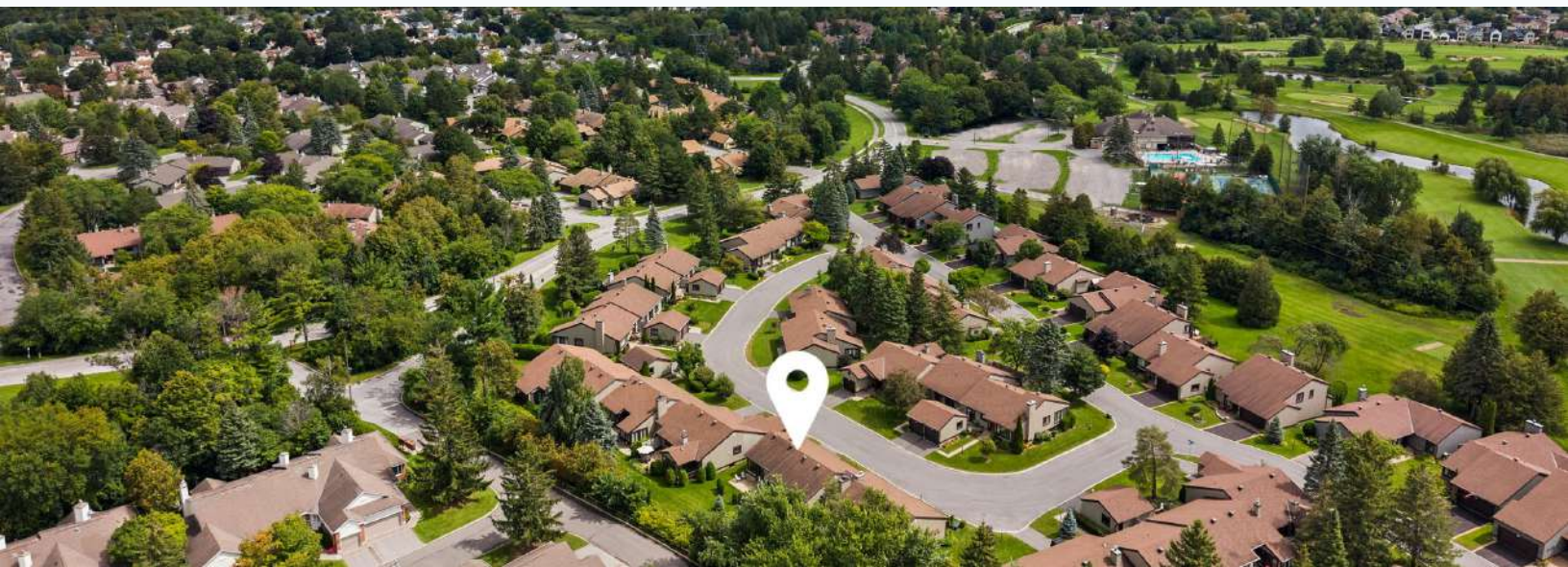
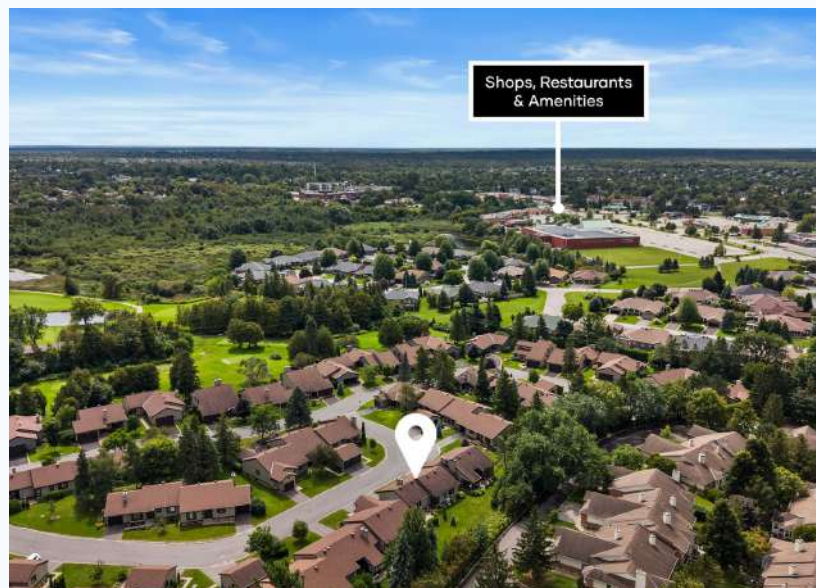
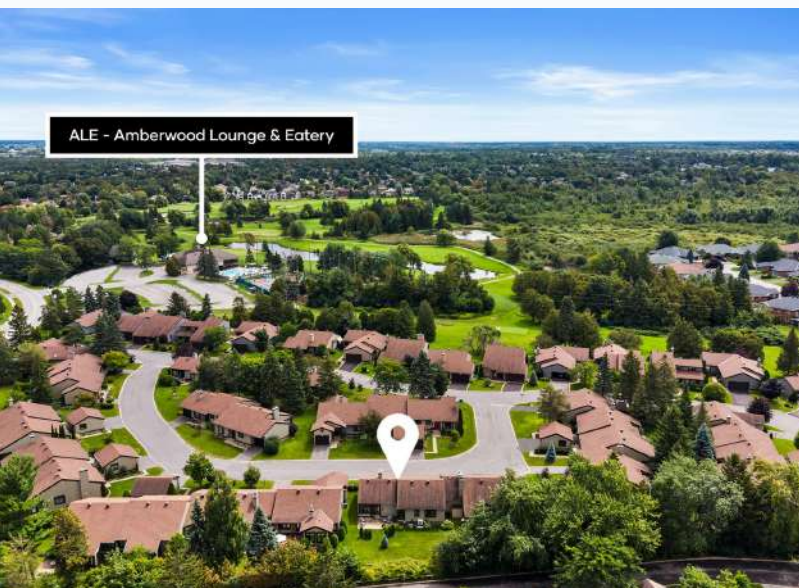
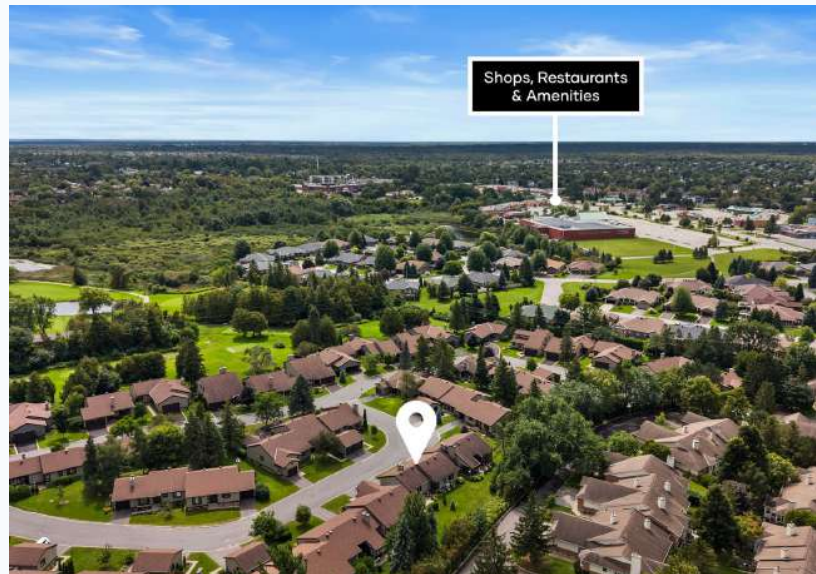


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## **Upgrades & Features**

- 2026 Gas Fired Hot Water Tank
- 2025 Cold Climate Heat Pump
- 2024 Basement Egress Window
- 2024 Fan in sunroom replaced
- 2023 Landscaping hedge around patio - Permacon
- 2022 Weiser Smarcode Door lock, Home Depot
- 2021 Bathrooms 2021/Flooring/Vanity - American Standard Toilet;Dune Cultured Marble vanity
- 2021 Pot Lights - Led 14 pot lights
- 2021 Garage Exhaust Fan
- 2021 Electrical Installations - 14 Pot Lights
- 2020 Refaced Kitchen Cabinets
- 2020 Battery sump pump - Pentair Hydromatic
- 2020 Back border garden
- 2020 Back patio



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## **Upgrades & Features**

- 2019 Eavestrough
- 2014 Front stone border garden
- 2013/2014 Windows Replaced
- 2013 Front Bevelled Sidelight
- 2013 Decorative front side panel
- 2012 Storm Door - Larson
- 2012 Garage Door - Garage Experts/Liftmaster Garage door opener
- 2009 Railings-Front double single back
- 2000 Front Street Light



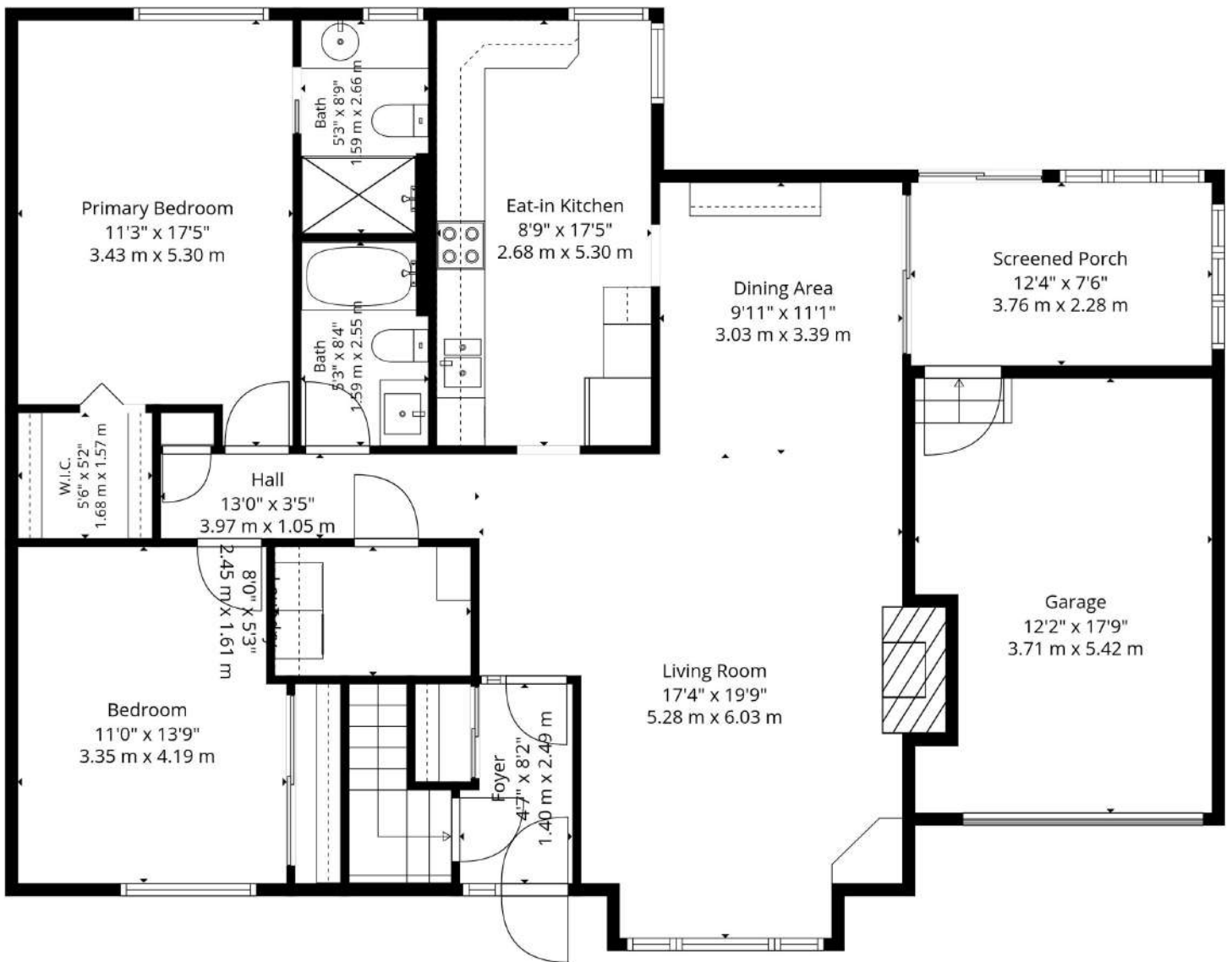
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## FLOORPLANS





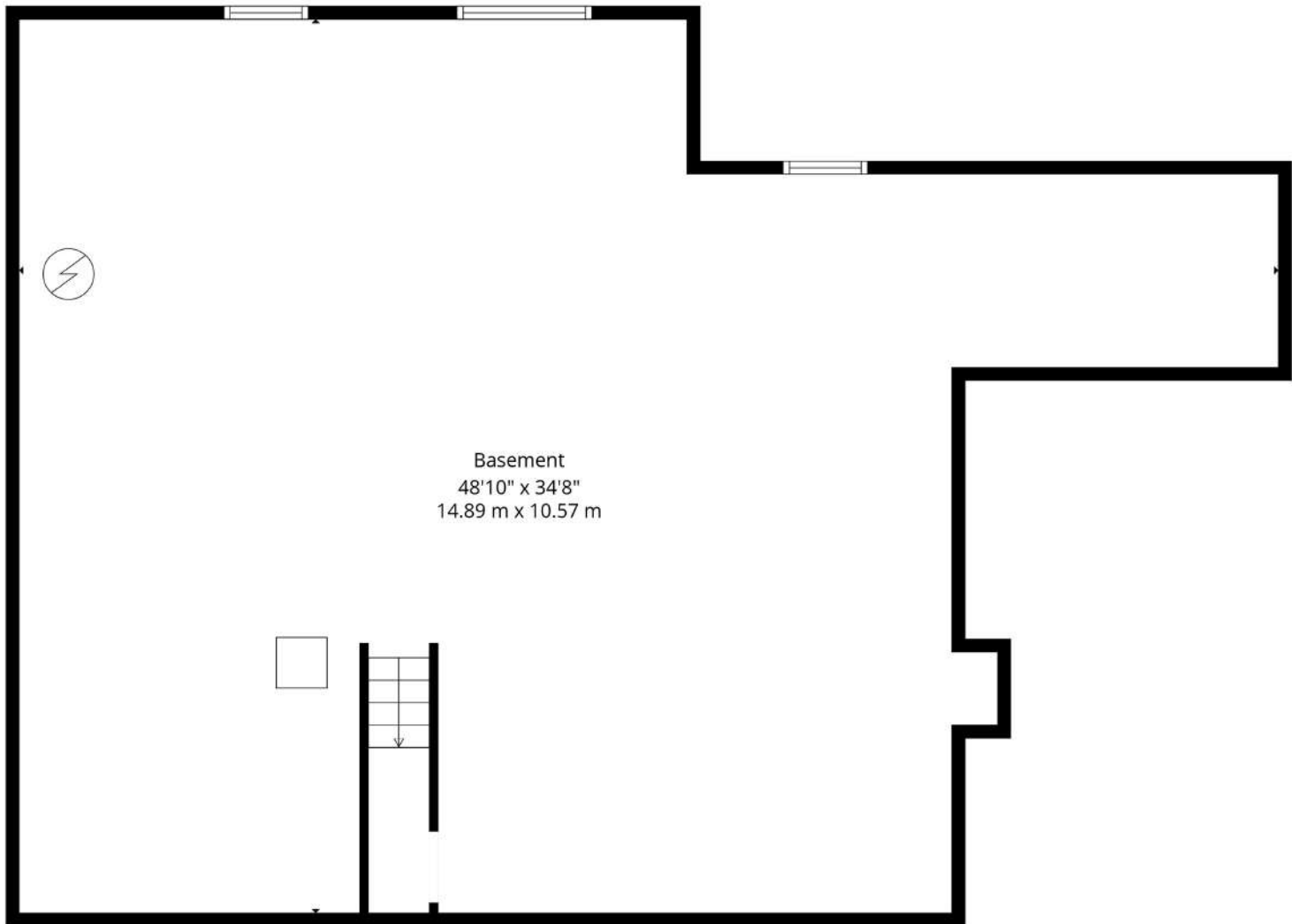
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## FLOORPLANS



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