



mail@joansmith.com
www.joansmith.com

direct: 613-762-1226

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

143 Raymond Luhta Crescent, Glasgow Ridge \$1,098,000



Mrs. Joan Smith

Broker, FRI, CMR, CRA

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

mail@joansmith.com | www.joansmith.com

Top 1% in OTTAWA AND CANADA

Lifetime Member for Royal LePage*



Since 1985



Since 1985



see award details at www.joansmith.com



2018

Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

143 Raymond Luhta Crescent, Glasgow Ridge

Best of country living in this spacious open plan bungalow with professionally finished lower level & in a serene location on approximately 1.10 treed acres in Glasgow Ridge in Braeside. Three plus one bedrooms/den, a main level den, and 4 baths provides ample room for families, those hosting guests and extended families. Beautiful upgraded finishes throughout including: hardwood & tile flooring throughout main level, herringbone tile backsplash in kitchen, quartz counters in kitchen, baths & wet bar in basement, recessed lighting and custom drapery & blinds throughout. Plus a triple car garage for hobby and car enthusiasts. Wonderful landscaping to enjoy including: grading of the property with exposed rock face, concrete & stone front walkway and steps, a sizeable covered front porch, and an added covered deck in the backyard with beautiful views of the mature pines and forest. About 10 minutes to amenities in Arnprior & Renfrew and 35 minutes to Kanata.

Stone and siding exterior of this home is impressive. Welcoming concrete and stone steps to the covered front porch, a perfect spot for a morning coffee. Front door with inset window, side light and transom window brings natural light into the tile foyer with double closet and handy access to the den with double doors, a perfect home office. Steps away is the spacious great room with 9 foot flat ceilings with recessed lighting and an inset gas fireplace. Wonderful triple sliding door to the deck is great for bringing the outdoors in and enjoying barbecues on the covered deck. Close by is the dining area with the same hardwood flooring, wonderful views of the backyard and elegant chandelier.

The kitchen is stunning and functional with its two tone cabinets, long island, quartz counters, tall soft close cabinets with pullouts, herringbone backsplash, pendant & recessed lighting, walk-in pantry, coffee station and stainless steel appliances. Fantastic space for any chef and entertaining.

The primary bedroom has calming neutral décor and views of the pine trees, a wonderful walk-in closet with built-in shelving. A spa-like ensuite bath is steps away and it has a tiled double shower, freestanding tub and vanity with quartz counters and drawers. There are two more good-sized bedrooms with hardwood flooring, triple windows, double closets and overhead lighting. Both bedrooms have access to a full bath with neutral tiled tub and shower and vanity with quartz counters.

Completing the main level is a two piece powder room with pedestal sink and the spacious mudroom and laundry room. Classic built-in storage cubbies along with three double closets is fantastic for everyday life along with easy access to the triple car garage. Washer and dryer with overhead storage cabinets is included.

The professionally finished lower level offers tremendous space for play, a home theatre, entertaining and accommodating guests and extended family. Recessed lighting with a Lutron smart lighting app, quality laminate flooring, wet bar with quartz counter and bar fridge are excellent features. A fourth bedroom or hobby room is spacious, and it has a deep window and double closet. A three piece bath with a tiled double shower and glass door plus a vanity with quartz counter is handy. There is also plenty of space for storage in two additional rooms and there is a separate utility room.

This stunning home offers thoughtful design and modern finishes in a beautiful location. Amazing natural light and room sizes that can accommodate multiple uses. Enjoy the serenity of the property!



For more info...

THE JOAN SMITH REAL ESTATE FAMILY

Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215

Main Level

Foyer:	1.94x2.60m
Great room:	5.41x7.29m
Dining room:	4.12x3.33m
Kitchen:	4.12x4.62m
Pantry:	1.14x1.23m
Office:	3.31x2.93m
Powder room:	2.01x1.42m
Mudroom/Laundry room:	1.94x5.42m
Primary Bedroom:	3.89x4.35m
Ensuite Bath:	3.25x3.75m
Walk-in closet:	2.67x1.35m
Bedroom:	3.42x3.64m
Bedroom:	3.53x3.44m
Bath:	2.50x2.00m

Lower Level

Rec room:	11.23x8.82m
Wet bar area:	2.55x1.56m
Bedroom/den:	7.03x5.35m
Bath:	2.46x1.72m
Storage room:	5.37x2.06m
Utility & storage room:	6.59x7.18m
Utility room:	2.37x2.59m

General Information

Year Built:	2024
Taxes:	\$6503/2026
Lot Size:	Approx. 1.10 acres, Front 147.85', Back 146.98', Right side 315.46', Left side 321.21'
Garage:	Triple Attached
Heating:	Forced Air/Natural Gas
Water:	Well
Sewer:	Septic installed

Legal Desc: LOT 34, PLAN 49M114
SUBJECT TO AN EASEMENT IN
FAVOUR OF LOT 16, PLAN 49M-114
AS IN RE311017 TOWNSHIP OF
MCNAB/BRAESIDE

Included: Fridge, Stove, Dishwasher, Washer, Dryer, All Window Blinds & Curtains, All Drapery Tracks & Rods, All Light Fixtures, TV Brackets, Bar Fridge in basement, 2 Auto Garage Door Openers, Central Vacuum with accessories, Water Softener, UV Light, Tankless Hot Water System, Generac generator, Irrigation system, HRV

Possession Date

To be arranged

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

143 Raymond Luhta Crescent, Glasgow Ridge

Highlights:

- Best of country living in this spacious open plan bungalow with professionally finished lower level & located in a serene location on approximately 1.10 treed acres in Glasgow Ridge. Approx 35 mins to Kanata & 10 mins. to amenities in Arnprior & Renfrew.
- 3 plus 1 bedroom/den, main level den, 4 baths including a 5 piece ensuite, 4 piece jack & jill bath & powder room on the main level. 3 piece bath in lower level
- Beautiful upgraded finishes throughout including: hardwood & tile flooring throughout main level, herring bone tile backsplash in kitchen, quartz counters in kitchen, baths & wet bar in basement, recessed lighting, custom drapery & blinds
- Triple car garage for hobby and car enthusiasts
- Wonderful landscaping including: grading of property with rock face exposed, grass, concrete & stone front walkway and steps. Sizeable covered front porch, added covered deck in backyard with beautiful forest views. App controlled irrigation system installed.
- Stunning open two-tone kitchen with long island with quartz counter, tall cabinets, pantry, coffee station, herringbone tile backsplash, pullouts, recessed & pendant lighting
- Newer stainless steel appliances included
- Spacious mudroom & laundry room perfect for families: built-in cubbies for everyday storage, several closets, access to triple car garage. Laundry area has a washer & dryer with additional storage cabinets above
- Open staircase with metal spindles to lower level
- Professional finished basement has vinyl flooring, recessed lighting with Lutron smart lighting (App), wet bar area, 3 piece bath with tiled double shower and vanity with quartz counter, bedroom or den
- Generac whole house generator & 200 Amp panel
- Prewired electrical for future shed. Added electrical outlets in garage
- Natural gas BBQ connection on rear deck
- Central vacuum with accessories
- Owned Tankless water heater with added recirc loop/pump for instant hot water (App)
- Top of the line eco-water system: UV sterilizer, Water Softener, Air aspirated Iron Filter
- Fibre to the home
- Eavestrough installed
- Home is registered with Tarion New Home Warranty



Call **THE JOAN SMITH REAL ESTATE FAMILY**
Joan: 613-762-1226 | Victoria: 613-302-2157 | Luc: 613-851-6215

The information provided within has been prepared with care and is believed to be accurate, but no warranty is given, and this document is not part of any contract.

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage



mail@joansmith.com
www.joansmith.com

direct: 613-762-1226

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

143 Raymond Luhta Crescent, Glasgow Ridge



MRS. JOAN SMITH

— Broker, FRI, CMR, CRA —

JOAN: 613-762-1226
LUC: 613-851-6215
VICTORIA: 613-302-2157

mail@joansmith.com | www.joansmith.com

Top 1% in OTTAWA AND CANADA

LIFETIME MEMBER FOR ROYAL LePAGE*



Since 1985

Since 1985

2018

*see award details at www.joansmith.com

MRS. JOAN SMITH, daughter VICTORIA SMITH, son-in-law LUC St-HILAIRE, sales REPRESENTATIVES