

170 GRAINSTONE WAY

BEAUTIFULLY MAINTAINED
4+1 BEDROOM, 4 BATH

\$990,000



RE/MAX
AFFILIATES

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ROOM SIZES

MAIN LEVEL

Foyer	
Living Room:	18'1" x 14'4"
Dining Room:	13'3" x 11'1"
Kitchen:	12'9" x 12'7"
Eating Area:	12'7" x 8'11"
Office:	12'9" x 11'7"
Bedroom:	15'3" x 13'
Walk-in Closet	
4 Piece Ensuite:	14'9" x 5'11"
Bedroom:	12'10" x 10'5"
4 Piece Bath:	7'5" x 5'5"
Laundry Room:	7'3" x 5'11"

UPPER LEVEL

Primary Bedroom:	14'11" x 13'
Walk-in Closet	
5 Piece Ensuite Bath:	9'11" x 9'3"
Bedroom:	15'11" x 11'5"
Walk-in Closet	

LOWER LEVEL

Recreation Room:	40' x 39'1"
Bedroom:	15'9" x 10'7"
4 Piece Bath:	9'5" x 8'7"
Storage:	13'3" x 9'8"
Utility Room:	20'2" x 12'9"

GENERAL INFO

Style:	Detached 2 Storey
Bedrooms:	4
Bathrooms:	4
Builder / Model:	Braebury / Santa Monica
Year Built:	2014 / Approximately
Taxes:	\$6,945 / 2020
Parking:	Attached 2 Car Garage with Inside Entry
Heat:	Forced Air
Fuel:	Natural Gas
A/C:	Central Air Conditioning
Water:	Municipal
Sewer	Sewer Connected
Basement:	Fully Finished
Fireplace:	2 - Gas
Lot Size:	50.03' x 141.08'
Rental Equip:	None
Neighbourhood:	Richardson Ridge
Neighbourhood Influences:	Playground, Public Transit, Recreation, Shopping Nearby
Site Influences:	Deck, Family Oriented, Landscaped, Fenced Yard
Inclusions:	Refrigerator, Stove, Hood Fan, Dishwasher, Washer, Dryer, Air Exchanger, Automatic Garage Door Opener, BBQ, Drapes, External Nat Gas Hookup, Storage Shed, Hot Water Tank

Whatever you're looking for - this home has it! Working from home? Nicely separated main floor office. Multi-generational family? Two full primary suites, one on the main floor, and one on the second floor. Need and in-law suite, or how about some rental income? Huge walkout basement with 5th bedroom, a full bath, and gas fireplace already in place, and plenty of room leftover for a kitchen, living room, and even a second bedroom if needed. All this and a view of the Gatineau Hills from the top of the ridge! Spacious foyer to welcome friends, and leads to a massive great room with soaring 2-Storey windows. Generous kitchen boasts tons of workspace and cabinets, stainless steel appliances, and access to a huge deck. Two bedrooms and two full baths on the main floor, plus 2 more bedrooms and a full bath upstairs. This is a totally unique home that must be seen to be appreciated. Be sure to watch the Intuitive 3D Tour of this lovely home.







This information is believed to be accurate and not warranted.

For more information or to arrange a private viewing of this home, please contact us.



Geoff & Bobbie
**MCGOWAN
 TEAM**
BROKER OF RECORD | SALES PERSON†

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