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RE/MAX Absolute Walker Realty

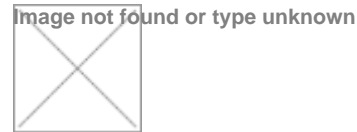
238 Argyle Ave.

Ottawa, Ontario

K2P 1B9

2267 Sandman Crescent, Ottawa, Ontario, K4A 4V7, Canada

MLS®# 1056437



Property Value	\$494,900
Type	House
Style	Bungalow
Basement	Full (Finished)
Parking	Attached garage
Year Built	2004
Lot Frontage	45 ft
Bedrooms	3
Bathrooms	4 full
Maintenance Fee	\$0.00

## Description

This distinctive bungalow with loft is in a fabulous location! The welcoming foyer leads to the open concept layout that is perfect for entertaining. Spacious living and dining rooms with cathedral ceiling are complemented with an elegant gas fireplace. The spacious eat-in kitchen with ample of cabinetry; counter space is open to dining room. The bonus main floor sunroom overlooks the peaceful rear yard, Avalon trail, pond and Aquaview Park. The main level Master retreat features a 4 piece ensuite and generous walk-in closet. Also located on the main level is a convenient den and practical laundry room with inside garage access. Additional living space is presented in the finished basement with a bedroom, full bathroom and large recreation room. Roof (2014) No Offers until May 21st at 5PM as per Form 244.



