

FOR SALE



**The Wright Team**

[48RaymondLuhta.com](http://48RaymondLuhta.com)

**48 Raymond Luhta Crescent**

3 BEDS | 3 BATHS



## GLASGOW RIDGE

Located on just over an acre in the community of Glasgow Ridge, this exceptional walk-out bungalow offers a seamless blend of country charm and modern convenience, with amenities only a short drive away.

Designed with comfort and functionality in mind, the home features three bedrooms, three bathrooms, and an attached three-car garage. The main floor offers a spacious, open-concept layout that connects the kitchen, dining area, and great room. A fireplace creates a warm focal point, while transom windows fill the space with natural light.

Features include wide-plank oak hardwood flooring, recessed lighting, carefully selected finishes, and numerous upgrades that enhance the overall appeal. The kitchen is both stylish and practical, with quartz countertops and backsplash, floor-to-ceiling cabinetry, a centre island, and premium appliances with integrated panels for a clean, streamlined look.

The primary suite offers a serene retreat, complete with its own fireplace, a walk-in closet, and a beautifully appointed five-piece ensuite. The walk-out lower level adds valuable flexibility, ready to be customized for additional living space.

Outside, a covered back porch extends the living area outdoors, creating a seamless transition to the natural surroundings. Featuring a hot tub and overlooking a backdrop of mature trees, this space invites both family living and entertaining.

Foyer, Great  
Room and  
Kitchen





## Key Updates & Points to Note

- Trenton, Walk-out model by Mackie Homes.
- Over \$90,000 in upgrades from the builder.
- Grading, landscaping and gardens.
- Extended front and back walkways and laneway beside the garage.
- Hot tub.
- Exterior soffit plug.
- Permanent smart outdoor seasonal lights.
- GenerLink transfer switch with gas line extension for convenience.
- Water softener.
- Black windows and black door handles.
- Sealed garage floors.
- Hunter Douglas automated blinds. Also operable via smartphone app.
- Hardwood flooring throughout (4.25-inch oak).
- Hardwood stairs to the basement.
- Raised fireplace.

## Key Updates & Points to Note (continued)

- Electric fireplace in the primary bedroom.
- Multiple upgraded light fixtures throughout.
- Quartz counters and backsplash in the kitchen.
- Undermount white sink.
- Custom kitchen cabinets with glass fronts, floating shelves, under cabinet lighting, and panels covering for the fridge and dishwasher.
- Quartz counters in the bathrooms.
- 48-inch tile base with stone and glass shower.
- Ensuite with floor-mounted dual shower and Maxx Joan bathtub.
- Laundry room with granite counters, utility sink and custom cabinetry.
- Nest Thermostat.
- Rough-in for a future basement bathroom.
- Fiber optic internet available.





Laundry,  
Bathroom and  
Primary Suite







# Property Dimensions

## Main Floor

Foyer 8'9" x 13'4"  
 Great Room 15'8" x 18'11"  
 Kitchen 16'3" x 18'3"  
 Dining Area 13'7" x 9'0"  
 Laundry 15'2" x 11'9"  
 Bathroom/WC 5'1" x 5'11"  
 Primary Bedroom 13'5" x 15'5"  
 W.I.C. 9'11" x 6'5"  
 Bathroom 9'11" x 8'8"  
 Bedroom 12'11" x 11'9"  
 Bedroom 11'9" x 16'10"  
 Bathroom 7'2" x 5'10" / 7'2" x 6'7"





## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 3

**Bathrooms:** 3

**Property Type:** Bungalow

**Neighbourhood:** Glasgow Ridge

**Lot Size:** 149.44 ft x 315.28 ft  
(Irregular) - 1.032 acres

**Taxes/Year:** \$6,623.06 / 2024

**Heating:** Forced Air, Natural Gas

**Utilities:**

Approximate Hydro Expense: \$177 per month

Approximate Gas Expense: \$102 per month

**Inclusions:**

2 Garage openers. Nest thermostat. Water softener. Hot tub and accessories. Bertazzoni Heritage Series stove. Hood fan. Bertazzoni panel ready fridge. Panel ready dishwasher. LG washer and dryer. Electric fireplace in primary. Hunter Douglas automated blinds. All window coverings. Permanent outdoor Christmas lights. Nest thermostat. Bathroom mirrors. Light fixtures.

**Exclusions:**

TVs and mounts (walls will be patched and painted). Large circle mirror at entrance. Jewelry case in closet. Basement items: LG standalone fridge and freezer. Galanz fridge and chest deep freezer.

**Rental Equipment:**

Hot water tank, \$54/month.

This information provided 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.

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