

FOR SALE



Wright
The **Team**

143RaymondLuhta.com

143 Raymond Luhta Crescent

3 BEDS | 4 BATHS



GLASGOW RIDGE

Nestled on an approximately 1.10-acre lot in Glasgow Ridge, this beautiful property offers a serene country setting while providing an easy commute to amenities. Outdoors, the covered porch opens to the landscaped yard framed by mature trees, creating a private and inviting area to relax and unwind within the natural surroundings.

Above and beyond the stunning Mackie Features additional upgrades include an owned tankless hot water system, full-home backup Generac generator, outdoor surveillance cameras, app-controlled lighting and irrigation system for front and back yards, and a top-of-the-line water softener and UV system.

The professionally finished lower level extends the living space for guests and family, featuring a generous recreation room with a wet bar / refreshment station, a 3-piece bathroom, and a bonus room.

The main living area features an open concept layout filled with natural light. It is accented by recessed lighting, transom windows, smooth ceilings, custom window treatments, and upgraded hardwood floors throughout the main level.

A two-toned kitchen showcases upgrades of an elegant herringbone backsplash, quartz countertops, stainless steel appliances, and a centre island that serves as a natural gathering spot. The space flows seamlessly into the dining room and a welcoming great room, where a cozy fireplace creates a warm focal point. From here, the great room opens onto a covered porch with a gas line for BBQs, offering an effortless connection to the outdoors.

The primary bedroom includes a walk-in closet and a luxurious 5-piece ensuite, while two secondary bedrooms share a thoughtfully designed Jack-and-Jill family bathroom. The main floor also offers a bright and inviting office overlooking the front yard, perfect for work, study, or creative pursuits. Additional features include a powder room, and a spacious laundry room/family entrance with a built-in entryway mudroom storage and seating area, and interior access to the three-car garage. This home also continues to be covered under the Tarion warranty.

Foyer, Great Room, Dining Area, and Kitchen



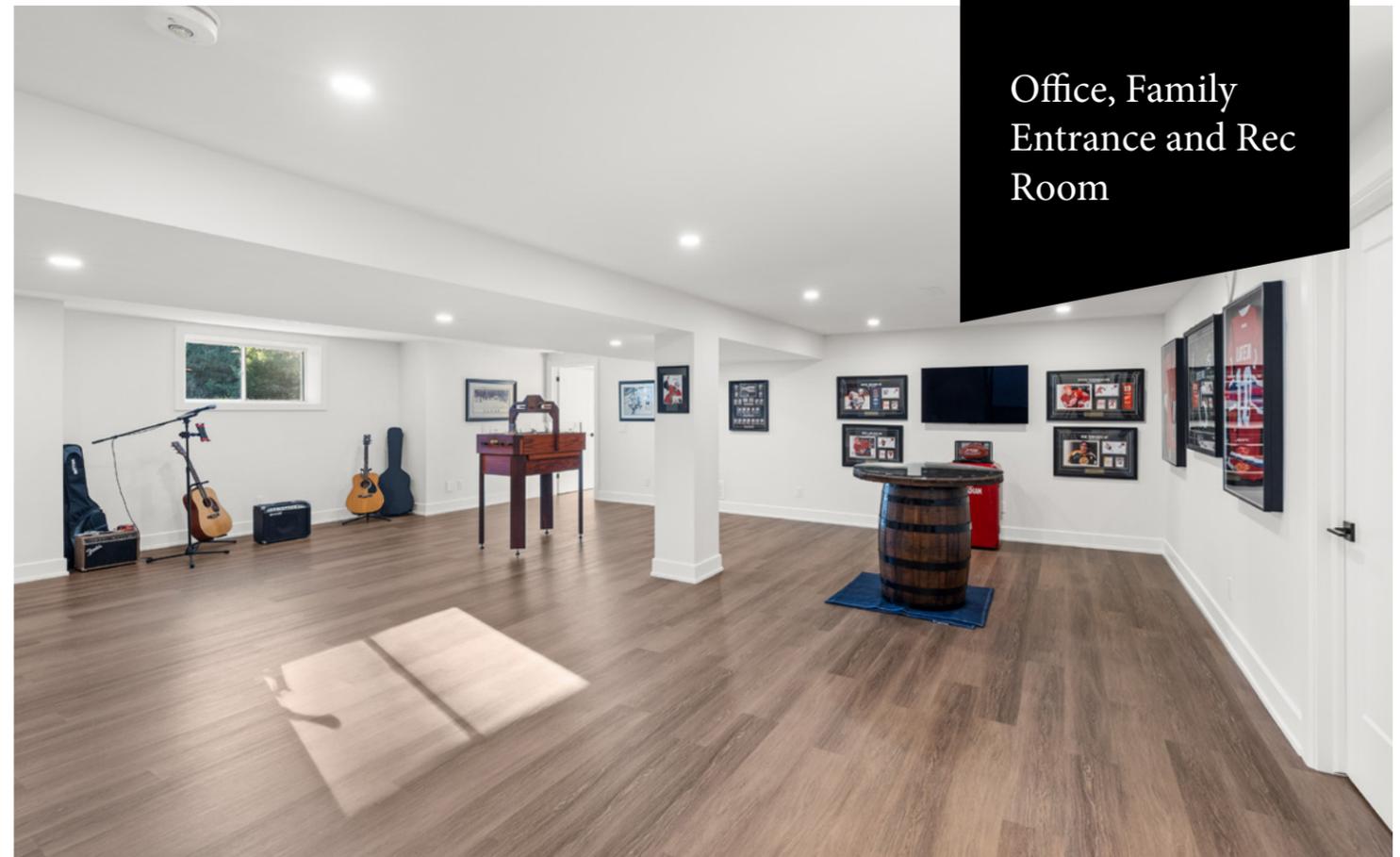


Key Points to Note

- Smith with a covered porch model, built by Mackie Homes.
- Professionally finished basement featuring a bonus room, 3-piece bathroom, and a spacious recreation room with a wet bar complete with a stainless steel utility sink, quartz countertop, strip lighting, and walnut shelving.
- Upgraded hardwood flooring throughout the main level.
- Kitchen quartz countertops, soft-close cabinetry, herringbone backsplash, and new stainless steel appliances. Includes a walk-in pantry, garbage pullout, and pot-and-pan pullout.
- Family entrance with upgraded entryway mudroom storage and seating.
- Custom curtains and pump-style blinds by Rume Interiors.
- Dimmer switches controllable via app.
- Tankless hot water system includes a recirculation pump, ensuring hot water is available more quickly throughout the home.
- Full-home backup Generac generator.
- Outdoor surveillance camera system.
- Gas line installed for BBQ on covered porch.
- Irrigation system for front and back yards, controllable via app and in the garage.
- Front interlock and patio area.
- Landscaping completed, including cleared rockface.
- Top-of-the-line water softener and UV system.
- Electricity termination box installed for future shed or exterior electrical needs.
- Windows (2025).
- Fibre internet available.

Primary Suite,
Ensuite and
Additional
Bedrooms





Office, Family
Entrance and Rec
Room





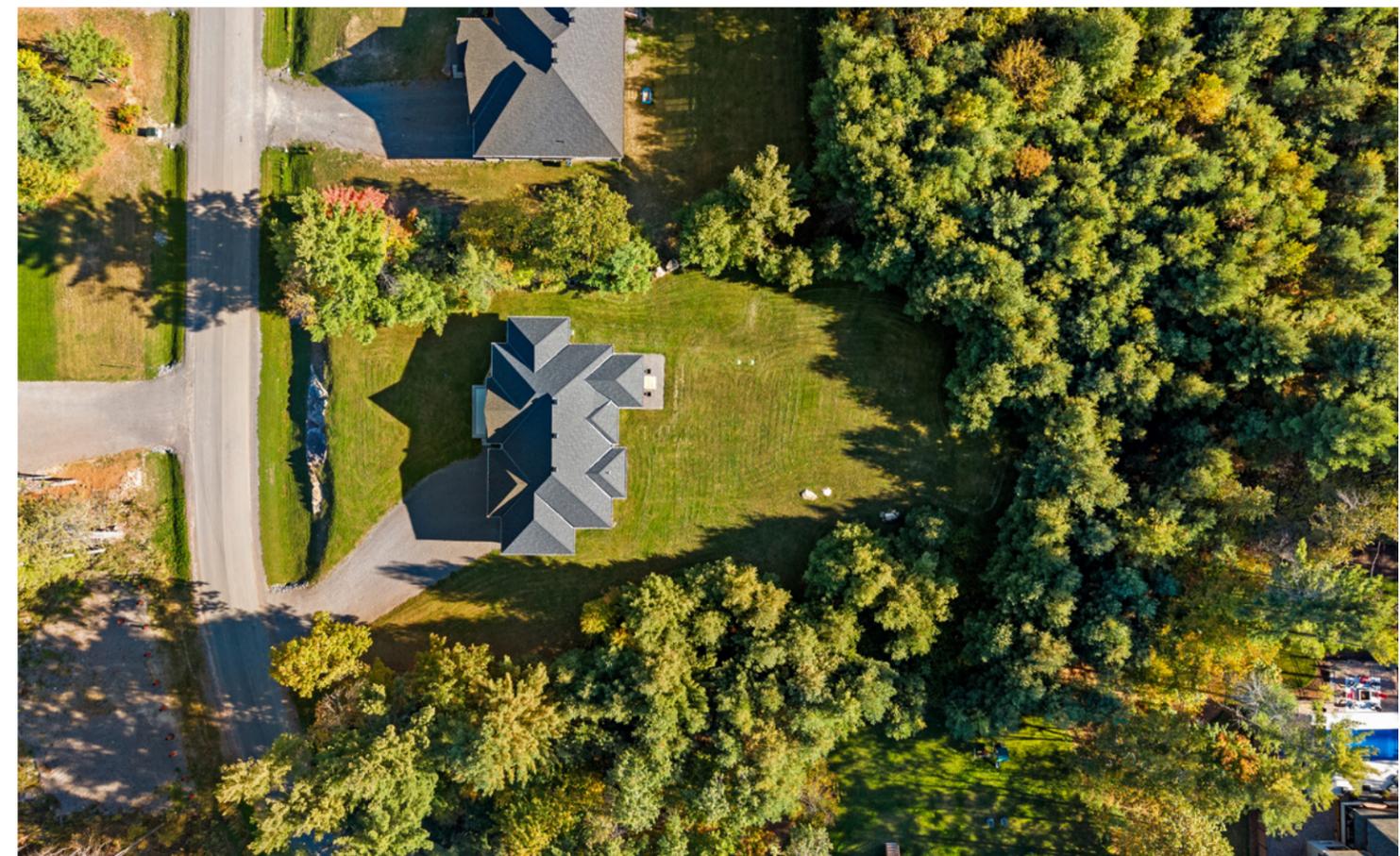
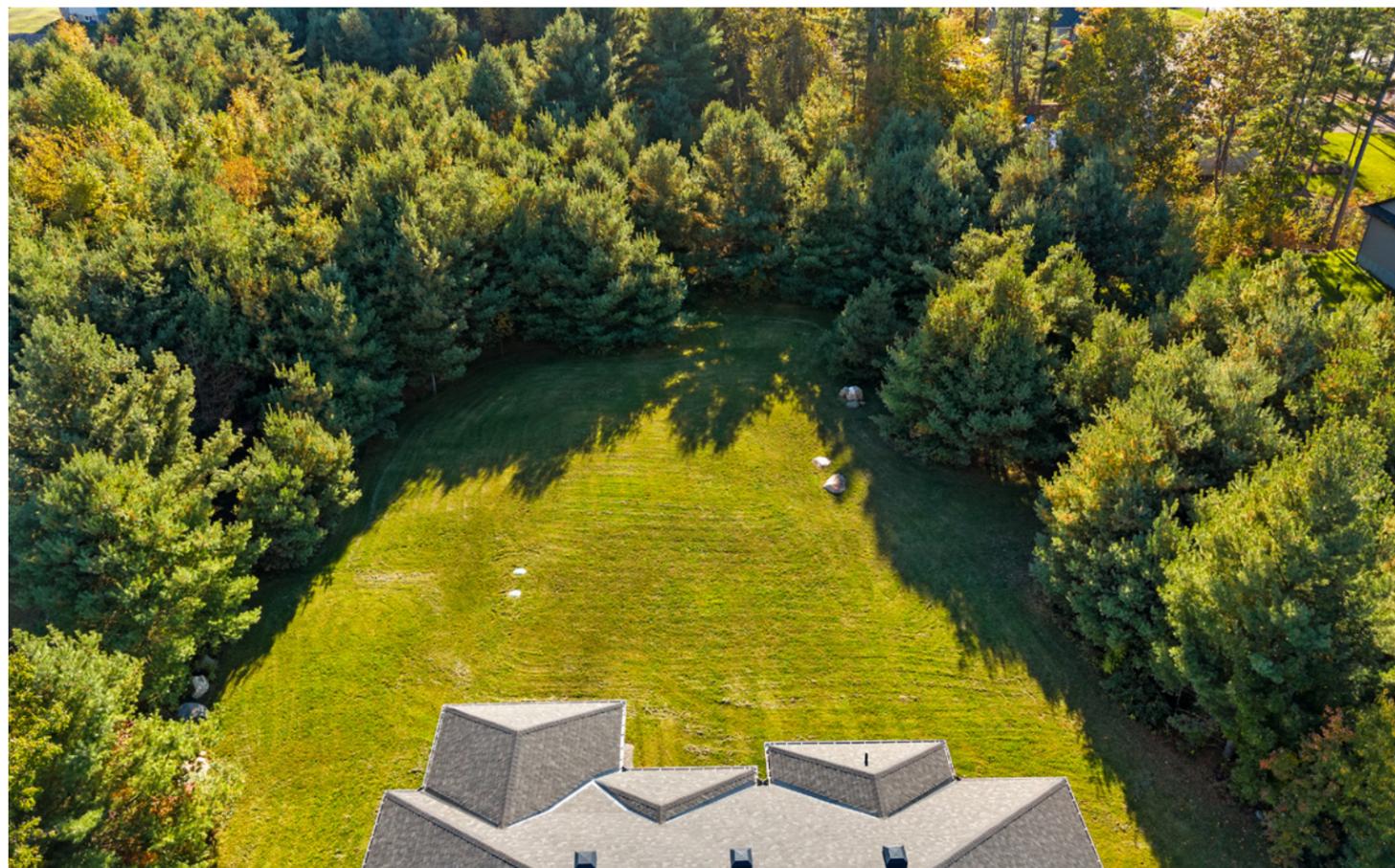
Property Dimensions

Main Floor

Foyer: 6'4" x 8'6"
Office: 10'10" x 9'7"
Great Room: 17'9" x 23'11"
Dining Area: 13'6" x 10'11"
Kitchen: 13'6" x 15'2"
Pantry: 3'9" x 4'0"
Primary Bedroom: 12'9" x 14'3"
W.I.C.: 8'9" x 4'5"
Primary Bathroom: 10'8" x 12'3"
Bedroom: 11'7" x 11'3"
Bedroom: 11'3" x 11'11"
Bathroom: 8'2" x 6'7"
Bathroom / WC: 6'7" x 4'8"
Laundry / Family Entrance: 7'8" x 6'4"

Lower Level

Recreation Room: 36'10" x 28'11"
Wet Bar: 8'4" x 5'1"
Bonus Room: 23'1" x 17'6"
Bathroom: 8'1" x 5'8"





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: 4

Property Type: Bungalow

Neighbourhood: Glasgow Ridge

Lot Size: 148.95 ft x 315.46 ft (Irregular)

Taxes/Year: \$6,286.71 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$1,615.10 (12-month total)

Approximate Gas Expense: \$1,446.42 (12-month total)

Inclusions:

Fridge, Stove, Dishwasher, Washer, Dryer, Custom window blinds and curtains by Rume Interiors, light fixtures, TV brackets, Bar fridge in basement, Generac, automatic garage door

openers with remotes, central vacuum and accessories, Water softener and UV. Tankless hot water system.

Exclusions:

Televisions.

Rental Equipment:

None.

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.

The Wright Team

P: 613-692-0606

E: info@ottawahomes.ca

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