

FOR SALE



**The Wright Team**

[190RaymondLuhta.com](http://190RaymondLuhta.com)

**190 Raymond Luhta Crescent**

🏠 3 BEDS | 🚿 2 BATHS



## GLASGOW RIDGE

Located on a 1.1-acre lot in Glasgow Ridge, this beautifully appointed property offers a tranquil setting with an easy commute to conveniences. Step inside from the charming front porch to a sun-filled living space accented with transom windows, smooth ceilings, and hardwood flooring throughout. The kitchen features two-toned, floor-to-ceiling cabinetry, quartz countertops, tile backsplash, a pantry, and a centre island that extends the prep space—ideal for entertaining. This area opens to the dining room and great room with a natural gas fireplace, tray ceiling, recessed shelving niches, and access to the covered porch and backyard. A dedicated laundry room with interior access to the three-car garage adds convenience.

The inviting primary bedroom includes a walk-in closet with custom maple built-ins and a 5-piece ensuite with a dual-sink vanity, a soaker tub, and a glass-enclosed shower, creating a private retreat. Two secondary bedrooms share a well-appointed bathroom.

Outdoors, the covered porch opens to a backyard framed by mature trees, providing a serene and private space to relax throughout the seasons.

Dining Room  
and Great Room





## Key Points to Note

- 'Benton 2.0' model built by Mackie Homes.
- Hardwood flooring throughout, upgraded wood stairs with wrought iron spindles.
- Upgraded glass shower in ensuite bathroom.
- Granite bathroom counters and quartz countertops in kitchen.
- Fully custom solid maple walk-in primary closet with shoe racks, soft-close drawers, and push-top cabinets.
- Walk-in pantry and large kitchen island.
- Mudroom bench.
- Wood flooring and glass French doors added to basement entry.
- 2024 Appliance package.
- Induction stove and energy efficient appliances.
- Electrical upgrades including USB plugs, switches, dimmers, and partially wired basement (certificate on file).
- Pressure-treated patio with Trex border deck (2025).
- Culligan water softener, UV system, and reverse osmosis.
- Rough-in for basement washroom.
- Rough-in for central vacuum (accessories not included).
- Added utility sink in basement.
- Covered porch.
- Gas hookup for BBQ.
- Fully insulated garage with built-in mezzanine for additional storage.

## Key Points to Note (continued)

- Extended, widened, and turnaround driveway.
- Eavestroughs with catch basins and guards.
- Professionally landscaped front interlock and entryway.
- Professionally landscaped Guillotined stone walls and gardens.
- App-controlled exterior lighting (hardwired).
- Professionally maintained gardens.
- Tree removal completed to enhance landscaping.
- 10×16 Amish shed (2025), freestanding.
- Water softener maintenance and furnace maintenance last completed in 2025.
- Generac 18kw generator.
- This home also continues to be covered under the Tarion warranty.
- Fibre internet available.





Primary Suite,  
Ensuite, Walk-  
in Closet and  
Laundry Room





Additional  
Bedrooms,  
Bathroom and  
Exterior





# Property Dimensions

## Main Level

Porch 12'0" x 14'11"

Foyer 9'4" x 8'5"

Great Room 16'9" x 18'8"

Dining Room 14'8" x 11'1"

Kitchen 15'1" x 16'10"

Pantry 4'9" x 3'9"

Covered Deck 14'10" x 12'9"

Laundry 9'2" x 11'6"

Primary Bedroom 14'8" x 14'7"

W.I.C. 5'2" x 11'6"

Primary Bathroom 9'1" x 11'6"

Bedroom 11'0" x 10'5"

Bedroom 10'5" x 10'5"

Bathroom 6'0" x 11'5"





## 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:** 2

**Property Type:** Bungalow

**Neighbourhood:** Glasgow Ridge

**Lot Size:** 146.92 ft x 325.83 ft (Irregular)

**Taxes/Year:** \$6,194.99/ 2025

**Heating:** Forced Air, Natural Gas

**Year Built:** 2024

**Utilities:**

Approximate Hydro Expense: \$1,921 (12-month total)

Approximate Gas Expense: \$902 (12-month total)

**Inclusions:**

Fridge, Stove, Hood fan, Dishwasher, Washer, Dryer, all bathroom mirrors, all light fixtures, all window coverings,

garage door openers and remotes. 18 kwh Generac generator. 10x16 Amish shed, Blink Doorbell.

**Exclusions:**

Black shelf in bathroom, two standup freezers in basement, tv and bracket.

**Rental Equipment:**

On Demand Hot Water Tank \$60.15/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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