

FOR SALE



The Wright Team

176CountryMeadow.com

176 Country Meadow Drive

🏠 4 BEDS | 🛁 3 BATHS



COUNTRY MEADOW ESTATES

Nestled on 2.01 acres on Country Meadow Drive, this modern bungalow offers the perfect balance of country living and everyday convenience, with easy access to Highway 417 and nearby amenities.

From the moment you step inside, the inviting layout and thoughtful design create a wonderful sense of space and comfort. Offering four bedrooms and three bathrooms, the home features bright, open interiors with expansive windows and transoms, rich hardwood flooring throughout the main level, and timeless architectural details. The well-appointed kitchen showcases custom cabinetry, quartz countertops, a large centre island, and pantry, flowing seamlessly into the living area where a striking fireplace provides a warm and welcoming focal point for family gatherings. Tray ceilings in the living and dining areas add an elegant finishing touch.

The primary bedroom offers a peaceful retreat with a walk-in closet and an ensuite featuring a double vanity, glass-enclosed shower, freestanding soaker tub, and modern finishes. Two additional bedrooms, each with its own walk-in closet, are thoughtfully connected by a Jack and Jill bathroom.

The finished lower level extends the home's living space with a spacious recreation room, fourth bedroom, large exercise room, and versatile flex space. Thoughtfully designed, this level offers exceptional flexibility for relaxation, recreation, and everyday living.

Completing the home is an insulated, three-car attached garage featuring premium Swiss Trax modular flooring, and the added comfort of a heat pump system. Outside, the tree-lined backyard and surrounding natural landscape create a peaceful setting to enjoy the outdoors. The covered back porch extends the living space, offering the perfect place to relax, entertain, and take in the privacy and tranquility of this exceptional property.

Dining Room,
Living Room and
Kitchen





Key Updates & Points to Note

- Mackie Homes / Santiago Model.
- Basement completed in 2025 with engineered hardwood flooring, wet bar with fridge.
- Basement bedroom is soundproofed, with additional soundproofing between the storage area and TV area.
- Future basement bathroom is roughed in and drywalled, ready for finishing, with access from the gym and main living area.
- ESA completed for basement finishing.
- Garage features Swiss Trax flooring, high lift garage doors, jack shaft openers, upgraded insulated garage doors, heat pump, hot and cold water taps, sink with immediate cabinetry, and direct access to the basement.
- Garage includes a 50-amp charger and a 30-amp charger.
- Remote-controlled blinds throughout the main floor, excluding bathrooms.
- Hunter Douglas automated shades.
- 12 x 24 Shed provides additional storage.
- Downspouts run underground.
- Stone finished exterior walls.
- Linear Napoleon fireplace.
- Lawn irrigation at the front and side of the property.
- 40A Generlink with direct propane hookup for a generator.

Primary Suite,
Ensuite and
Additional
Bedroom







Rec Room,
Exercise Room.
Bedroom and
Garage





Property Dimensions

Main Floor

Foyer 10'4" x 14'6"
 Living Room 16'8" x 16'8"
 Dining Room 11'10" x 17'5"
 Kitchen 14'3" x 18'6"
 Pantry 4'4" x 5'2"
 Primary Bedroom 24'7" x 15'9"
 Primary Bathroom 10'1" x 11'10"
 W.I.C. 8'10" x 10'9"

Bedroom 12'9" x 10'9"
 W.I.C. 4'3" x 6'7"
 Bedroom 12'10" x 10'0"
 W.I.C. 4'4" x 6'4"
 Bathroom 8'9" x 5'8"
 Laundry 9'3" x 10'9"
 Bathroom 5'6" x 6'0"
 Garage 30'8" x 24'8"

Lower Level

Recreation Room 36'3" x 29'5"
 Flex Room 11'5" x 10'9"

Bedroom 12'8" x 17'9"
 Exercise Room 20'8" x 27'1"





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: 4

Bathrooms: 3

Property Type: Bungalow

Neighbourhood: Country Meadows Estates

Lot Size: Frontage 164.07 ft, 2.01 Acres, IRREG

Taxes/Year: \$6,212.80 / 2026

Heating: Forced Air, Propane

Utilities:

Approximate Hydro Expense: \$120 per month.

Approximate Propane Expense: \$200 per month (winter season).

Inclusions:

All light fixtures, blinds, fridge/freezer, stove, hood fan, microwave/convection oven, dishwasher, washer, dryer, Ecobee thermostat, reverse osmosis system at the kitchen tap, fridge, coffee maker area, and basement wet bar, bathroom mirrors, closet mirror, basement bar fridge, shelving in basement bar area, mirrors in gym, speakers and Sonos sound system in gym, basement freezer, water softener, iron and sulphur filter, shed, irrigation system at the front and side of the property, garage heat pump, garage flooring, GenerLink hookup, Nest smoke detectors, side-mount garage door openers and remotes, and garage sink with immediate cabinetry (cabinets to

the right of the sink are excluded).

Exclusions:

All garage equipment, shelving, and cabinets, garage lighting (will be replaced with standard garage lighting), all wall-mounted TVs throughout (brackets will remain), all cameras, doorbell (will be replaced with standard), Unify system with access points, coffee maker, foyer mirror, all home theatre equipment in basement (speaker under TV removed and wall repaired; all wiring will remain), media system in basement storage room (Sonos included only), and all gym equipment.

Rental Equipment:

Hot Water Tank with Reliance, \$58 per 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.

The Wright Team

P: 613-692-0606

E: info@ottawahomes.ca

ottawahomes.ca

ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

The Wright Team consists of James Wright, Jessica Wright, Sarah Wright, Michelle Lang, Kim Seguin, Annick Rocca, Andrea Kelly & Jennifer Taylor. "Realtor", "Broker"