

FOR SALE



The Wright Team

3572Crosswind.com

3572 Crosswind Crescent

3 BEDS | 2 BATHS



OSGOODE

Nestled on a quiet street in the welcoming village of Osgoode, this beautiful modern bungalow offers the perfect balance of peaceful country living and everyday convenience. Enjoy the charm of a close-knit community with an elementary school, library, community centre, arena, and the nearby Osgoode Link Pathway, all while remaining within easy reach of Ottawa's urban core and surrounding amenities.

A welcoming covered front porch and attractive curb appeal set the tone for the thoughtfully designed interior. Filled with natural light, the bright open concept layout creates an inviting atmosphere, seamlessly connecting the living, dining, and kitchen spaces. A neutral colour palette enhances the home's appeal, while the stylish kitchen features crisp white cabinetry, stainless steel appliances, upgraded countertops, and a centre island that naturally serves as a gathering place.

The well-planned layout offers three bedrooms and two full bathrooms, including a comfortable primary bedroom complete with a walk-in closet and a private four-piece ensuite. Two additional bedrooms, a full bathroom, and a convenient main floor laundry room with interior access to the attached two car garage add to the home's everyday functionality.

Set on an approximately half acre lot, this property offers generous outdoor space, highlighted by a covered rear porch overlooking serene open views, creating a peaceful backdrop for outdoor enjoyment.

Foyer, Kitchen
and Living Room





Key Updates & Points to Note

- Park View Homes Bexley model, located in South Creek Village.
- Front landscaping completed.
- Upgraded kitchen with extended height cabinetry, crown moulding, upgraded countertops, and backsplash.
- Basement features a bathroom rough in and future bar rough in for future finishing potential.
- Gas line in basement for future fireplace.
- Insulated and drywalled garage.
- Garage includes built in storage, a natural gas heater, and an upgraded insulated garage door.
- No rear neighbours with farmland behind the property.
- Wood burning fire pit.
- Gas line at back of property for future fire pit.



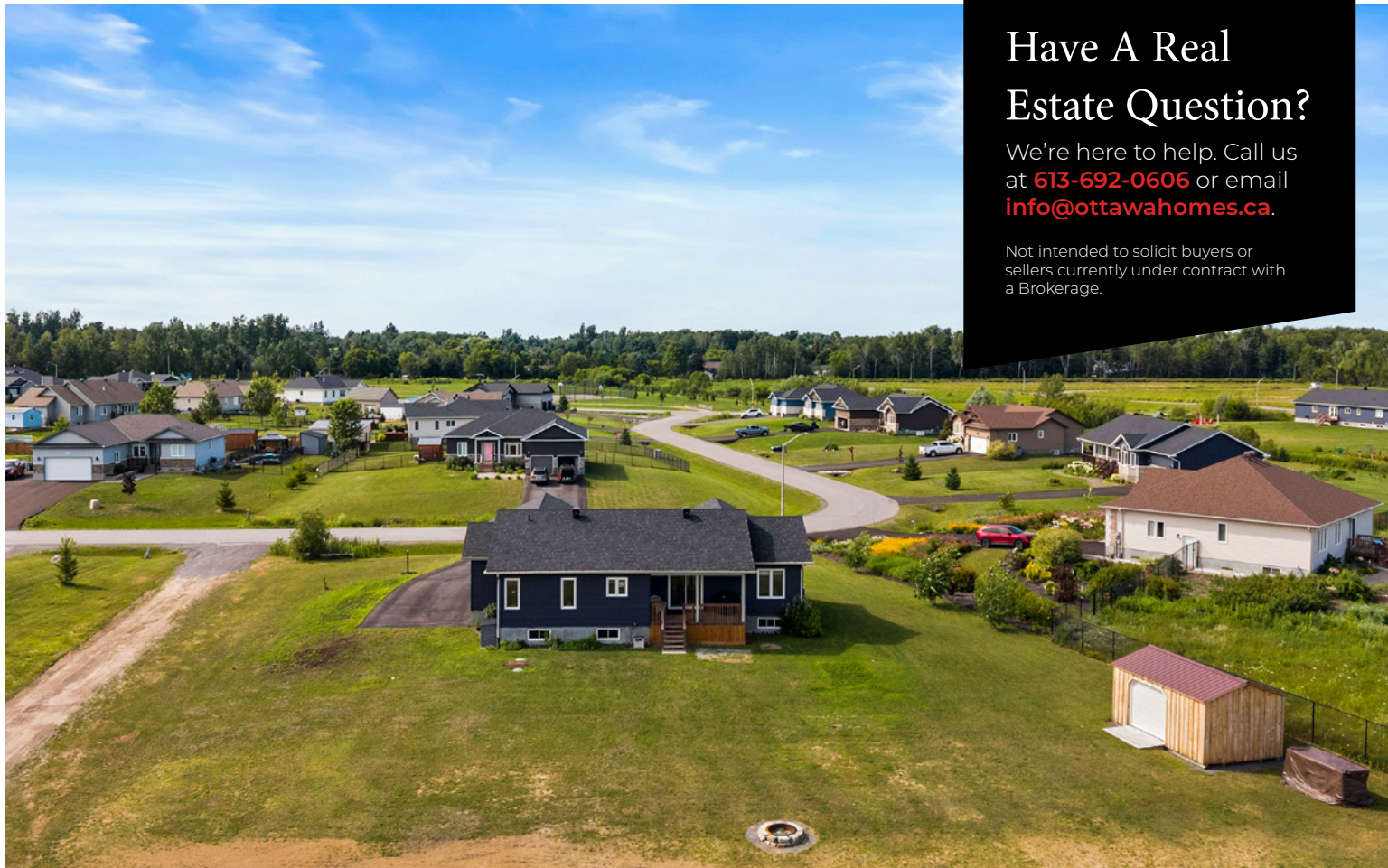


Property Dimensions

Main Floor

- Foyer 5'1" x 4'6"
- Living Room 16'5" x 14'11"
- Dining Area 21'2" x 14'11"
- Kitchen 10'11" x 12'6"
- Laundry 8'1" x 6'7"
- Primary Bedroom 13'3" x 16'7"
- W.I.C. 5'8" x 5'9"
- Ensuite Bathroom 11'3" x 10'6"
- Bedroom 9'11" x 11'7"
- W.I.C. 4'0" x 4'10"
- Bedroom 9'9" x 9'0"
- Bathroom 8'8" x 4'6"





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: Osgoode

Lot Size: 109.30 ft x 185.96 ft (Irregular)

Taxes/Year: \$4,895.67 / 2026

Heating: Forced Air, Natural Gas.

Utilities:

Approximate Hydro Expense:

\$2,101 (12-month total)

Approximate Gas Expense: \$917 (12-month total)

Inclusions:

All light fixtures. All blinds and drapes. Fridge/freezer. Stove. Microwave hood fan. Dishwasher. HWT. Reverse osmosis system. Water softener. Iron treatment system. Automatic garage door opener and remotes. Garage storage. Garage heater. GenerLink hookup. Basement fridge. Wall mounted TV in family

room. Shed. Natural Gas BBQ.

Exclusions:

Wall Mounted TV in bedroom (brackets to remain), Portable Generator, Basement Stand-Up Freezer, Basement Shelving, and Portable Cabinets. Home Automation with cameras.

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.

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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"