

# Welcome Home to

507 - 30 Ave SW



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**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

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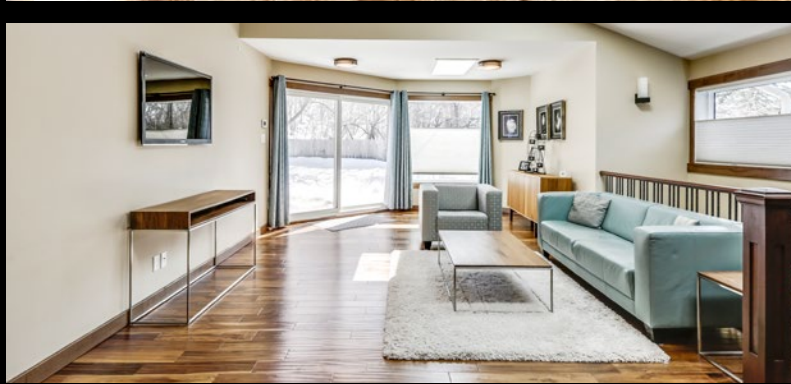




Rarely does a virtually-new home in coveted Rideau Park come on the market for this price. This home underwent a complete interior renovation in 2010 and exterior renovation in 2016, taken down to the exterior studs and completely rebuilt. Impressive curb appeal, with stamped concrete & exposed aggregate pathways that lead you to the gorgeous entrance with cedar soffits & door surround into the front foyer. This home is deceptively large on the inside, and thoughtfully laid out. No expense spared, from the handscraped hardwood floors that flow throughout the main, to the abundance of handcrafted kitchen cabinets, and high-end Viking appliances in the kitchen. Clear sight-lines from one end to the other make entertaining a breeze, and vaulted ceilings in nearly all rooms plus multiple skylights provide an open feel. Check out the amazing stone feature wall with fireplace in the dining area! Great office area with built-in desk & hutch right outside the 3 bedrooms on the main, including the master suite with impressive ensuite including heated floors, freestanding tub, and glass shower w/body sprays. The fully finished basement provides a massive rec room with built-ins, 4th bedroom with sitting area, 3rd full bath & laundry. Outside, the back yard features a large stamped concrete patio, and provides a private area that backs onto trees & green space. Check out the features page in the supplements, as this home has so much more to offer! Walking distance to Rideau Park school, the LRT, and the Elbow River pathway, this amazing home is move-in ready. Welcome home.









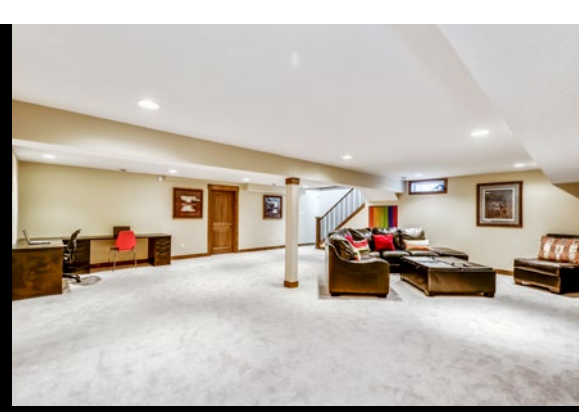












# Features & Finishings

## Complete Exterior Renovation - 2016

- Cedar and wire railing on front porch
- Cedar soffits around the entire home and on front porch
- Exterior pot lights on front porch and back of home
- All new windows and skylights
- New shingles & vents
- New eaves, downspouts and gutters
- New Hardie Board siding and stone
- Exposed aggregate driveway
- Exposed aggregate pathways down both sides of the home
- Stamped concrete with exposed aggregate on both the front porch and very large stamped concrete patio in the backyard

## Complete Interior Renovation - 2010

- New wiring & plumbing throughout entire home
- New spray-foam insulation in basement.
- Two high-efficiency furnaces
- Solid wood doors & baseboards.
- Heated floors in the ensuite & main floor bathrooms
- In-wall toilets in both main floor bathrooms
- Master shower with body jets & hand-held sprayer
- Free standing tub in master
- Potlights throughout main floor
- High-end Viking kitchen appliances
- Top of the line handcrafted kitchen cabinets
- Oversized hot water tank and cistern water tank
- Top down/bottom up blinds throughout main floor
- Top of the line security system with interior and exterior cameras including doorbell camera

MLS: C4178241  
 Year Built: 1984  
 Total Sq Ft: 3,670  
 Taxes: \$5,688/2017

Inclusions: Alarm/Security System, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Window Coverings-All

Features: Low Flow Faucets/Showerheads, Low Flow/Dual Flush Toilets, No Smoking Home, Patio, Porch, Programmable Thermostat, Skylight, Vaulted Ceiling, Wall Unit-Built-In, Windows - Vinyl"

Kitchen:	15'5" X 14'5"	M
Bkfst Nook:	9'5" X 7'10"	M
Dining Room:	11'6" X 9'10"	M
Living Room:	19'0" X 13'6"	M
Master Bed:	14'0" X 11'5"	M
Bedroom 2:	14'0" X 11'5"	M
Bedroom 3:	11'10" X 9'5"	M
Family Room:	26'2" X 24'10"	B
Bedroom 4:	19'9" X 18'5"	B





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