

2485 Waterlilly Way



Barrhaven - Strandherd
2 Beds | 2 Baths
Listed for
\$499,900



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WEBSITE



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A Convenient Community

- Located in **Minto's Harmony community** in Heritage Park, central Barrhaven.
- Close to schools, parks, recreation, **transit hubs, and Highway 416**
- Nearby shopping options include **Barrhaven Marketplace plaza** and **Barrhaven Costco**



Bright, South-Facing Home

- Interior unit **freehold 3-storey townhome** — the Canal model by Minto Homes — with 2 bedrooms, 2 bathrooms, and **1,268 sq ft** of living space
- **South-facing** windows throughout the living/dining area and kitchen keep the home bright, spacious, and inviting.
- Laundry is conveniently located on the first floor, away from the bedrooms for quiet living



Timeless & Classic Style

- The main floor features **9ft ceilings** and an **open-concept living/dining area with large south-facing windows**. There is also an upper level balcony.
- The home has **upgraded lighting** throughout, including **pot lights**, and **beautiful light engineered hardwood flooring**.
- The kitchen is adorned with **timeless white cabinetry that reach the 9ft ceilings** and **beautiful Calcatta Gold quartz counters**.



Bright, Spacious Bedrooms

- On the third level, there are **2 south-facing bedrooms**. The primary bedroom has an **enormous walk-in closet** and a separate door to the shared full bathroom.
- The second bedroom is also south-facing and bright throughout the day, and both bedrooms share a **full bathroom**.
- There is upgraded light **engineered hardwood** in both bedrooms, which provide a modern look.



1. Upgrades and Features

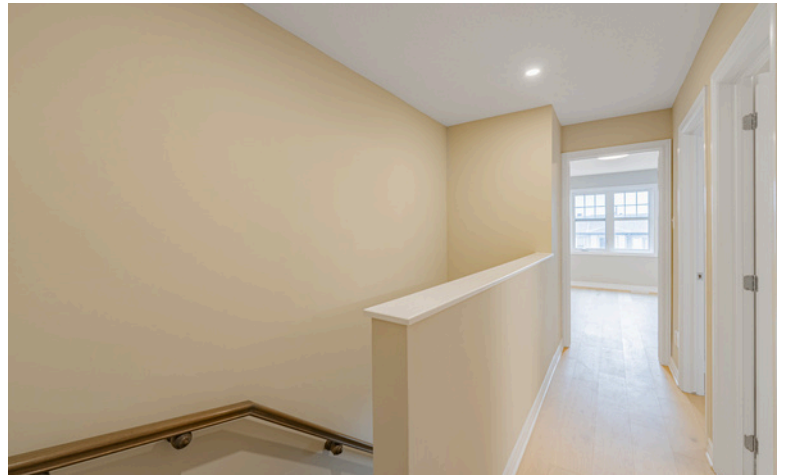
- **South-facing windows throughout the entire home and a south-facing balcony.**
- Bright and spacious **open concept layout**, with **9 ft ceilings** on the second floor.
- Beautiful **light 7.5" engineered hardwood** throughout second and third levels.
- **Separate door from primary suite to shared full bathroom.**
- **Deep garage** with door opener.
- **Upgraded light fixtures** and potlights.
- Laundry on first floor with no noise to the third level bedrooms.

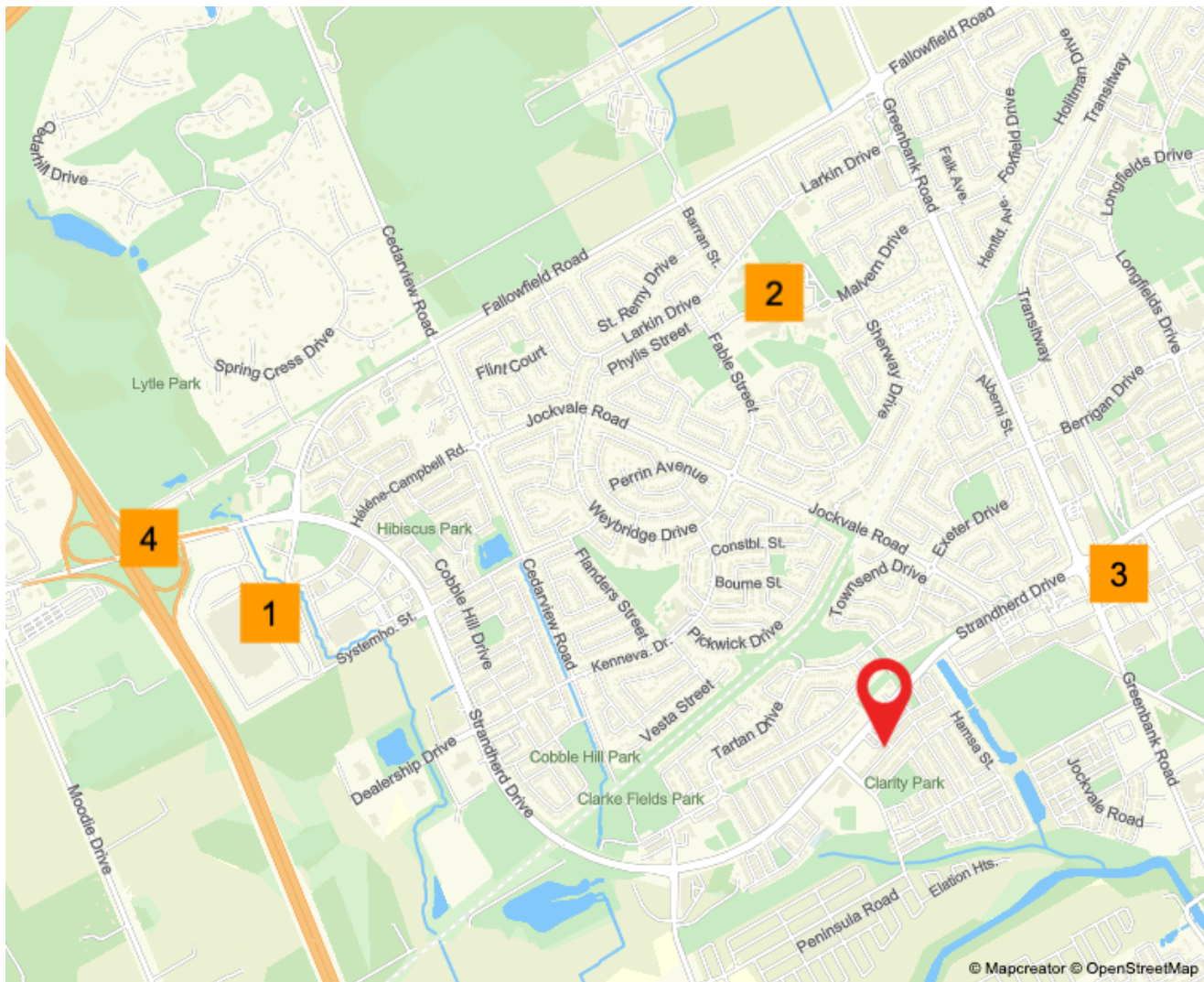
2. Kitchen & Bathrooms

- **Beautiful, modern calcatta quartz countertops** in the kitchen.
- Deep upper cabinet above fridge and full gable beside fridge.

3. Home Details

- **Year Built:** 2019
- **Builder:** Minto Homes
- **Square Footage:** 1268 sq ft
- **Property tax:** \$3519.37/2025
- **Rental Items:** Hot water heater





LOCAL AMENITIES & DRIVE TIMES

- 1. Costco shopping plaza: 6 minute drive (3.6 km)** - major shopping plaza with restaurants and Costco and other stores like Value Village, Marshalls, and more
- 2. Walter Baker Sports Center: 6 minute drive (3.4 km)** - neighbourhood park
- 3. Shopping & Dining at Strandherd: 3 minute drive (1.8 km)** - variety of shopping, dining, and entertainment options, including a Cineplex Cinemas, plus rapid bus transit to downtown
- 4. 416 Highway Access: 7 minute drive (3.7 km)** - access to 416 highway to get to downtown Ottawa and other cities/places

LOCAL SCHOOLS

- 1. Barrhaven Public School:** OCDSB JK-6 English & Early/Mid French Immersion
- 2. Cedarview Middle School:** OCDSB Grade 7-8 English & French Immersion
- 3. John McCrae Secondary School:** OCDSB 7-12 English & French Immersion
- 4. École secondaire publique Pierre-de-Blois:** 9-12 French high school with IB

BUILDER FLOORPLAN

