

720 Rideau Road SW



ELEGANT, traditional style center hall plan TWO STOREY FOUR BEDROOM Home.
Wonderfully PRIVATE location backing to the island in the Elbow River. Enjoy nature all year round!



Ellyn Mendham
ASSOCIATES 

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Address	720 Rideau Road SW			Price	\$2,225,000
District	Rideau Park 102				
Realtor	Ellyn Mendham & Associates				
Phone	403-259-4141				
Age	1993	Exterior	Wood, Stucco & River Rock	RPR / Year	Call Lister
Style	Two Storey	Heating	Forced Air & Hot Water	Compliance	
Lot	6942 SF	Flooring	Hardwood, Tile, Carpet		
Landscaped	Yes	Size	3268 SF + 1138 SF	Zoning	RC-1
Fenced	Partially	Fireplace	Three – Gas	Taxes 2018	\$12,778.17
Living Rm	20'2" X 13'4"	Family Rm	22'2" X 13'2"	L. I. Levy	None Noted
Dining Rm	15'4" X 13'6"	Den	13'6" X 13'0"		
Kitchen	13'6" X 12'10"	Rec Rm	26'4" X 19'4"	Rooms	10 / 4
Nook/Study	14'0" X 13'2"	Mud Rm	13'2" X 9'2"	Possession	90 Days/Neg

Bathrooms Guest Powder: 2piece, Main: 5 piece, Ensuite: 5 piece, Down: 2 Piece

Bedrooms Master (14'6"x13'6"), 2nd Bdrm (13'2"x13'2"), 3rd Bdrm (13'2"x13'), 4th Bdrm (13'4"x13'2"), 5th Bdrm – Down (12'5"x10'8")

Parking Tandem, Underdrive Double (41'6" X 12'10")

Basement Full, Rec Room, Utility Room, 2 piece bath, 5th Bedroom, Utility Rm, Laundry, Mud Rm

Included Refrigerator, Built-In Oven, Built-In Microwave, Gas Cook-Top, Steam Oven, Built-In Dishwasher, Hood-Fan, Wine Fridge, 2 Mirrors in Ensuite Bath, Underground Sprinklers, Central Vacuum System & Attachments, Garage Door Opener & 1 Control, All Window Coverings.

EXCLUDE 2 Reading Lamps in Master Bedroom, Powder Room Mirror

ELEGANT FOUR BEDROOM TWO STOREY in a very PRIVATE LOCATION backing to the island in the Elbow River. Welcoming FRONT PORCH leads to a spacious foyer. HARDWOOD FLOORS grace the entire main floor where you'll find a FORMAL DINING room, spacious LIVING ROOM, cozy FAMILY ROOM, CHEF'S DREAM KITCHEN overlooking the most AMAZING BACK YARD – ENJOY NATURE ALL YEAR ROUND! OUTSTANDING MASTER SUITE offers a walk-in closet, 5 piece spa-like bath and YOUR OWN PRIVATE DEN/OFFICE – the perfect hide-away from the world, complete with gas fireplace to make your evenings cozy. Fully finished basement offers a spacious rec room, guest bedroom, two piece bath, laundry and storage plus access via a huge mudroom to the double tandem garage.

Owner D. Evans & J.E. Dawson **Listed by:** RE/MAX Realty Professionals

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of printing, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only. Independent advice concerning details of importance to the Purchasers should be sought.



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