



SCARLETT
STRATI
REAL ESTATE



454 Sparling Crescent



BURLINGTON



Welcome to 454 Sparling Crescent



Stunning Contemporary Raised Bungalow in Prime South Burlington! Nestled in desirable South Burlington neighbourhood, this meticulously designed 3+1 bedroom, 2-bathroom home offers the perfect blend of aesthetic and comfort.

Step inside to an open-concept kitchen featuring a striking waterfall island, pristine Quartz countertops, a chic designer backsplash, and quality stainless steel appliances. The kitchen flows seamlessly into the spacious dining area and bright family room, creating an ideal space for entertaining. Enjoy easy access to the outdoors with a walk-out to a beautiful deck with glass railings, perfect for outdoor cooking while overlooking your private, tranquil backyard.

Throughout the home, you'll find exquisite hardwood floors, modern potlights, and custom light fixtures. The generously sized bedrooms are complemented by renovated spa-like bathroom, offering a separate tub and glass shower, custom closet shelving, and designer colours to create a serene atmosphere.

The fully finished lower level is a showstopper, featuring a large rec room flooded with natural light, a cozy gas fireplace, an additional bedroom, and a full bathroom. The easy-to-maintain wide plank laminate flooring adds to the level of sophistication in this space, which also includes a convenient walk-out to a stone patio.

3 + 1 BEDS	2 BATHS	1,100 SQ FT	LOT SIZE 36.88' x 71.87'
------------	---------	-------------	--------------------------



Set on a private, expansive lot, this home is perfectly positioned for both relaxation and entertainment. Additional highlights include inside entry from the garage, A/C (2018), Windows & Doors (2017), and a prime location just moments from highways, public transit, shopping, parks, and scenic trails.

Don't miss out on this exceptional opportunity to own a bungalow in sought-after South Burlington!





















Upgrades & Features

- Updated Kitchen
- Waterfall Island
- Quartz Counters
- Renovated 5-piece Bathroom, Double Vanities, Separate Tub, Glass Shower, Focal Wall
- Renovated 3-piece Bathroom
- Stone Walkway
- Glass Rail Hardwood Staircases
- Hardwood Flooring Main Level
- Potlights, Updated Light Fixtures
- Deck off Kitchen Sliding Doors with Glass Rails
- Custom Closet Doors & Shelving
- Walk-out Fully Finished Basement
- Handscraped Wide Plank Laminate Flooring in Lower Level
- Gas Fireplace in Lower Level
- Inside Entry from Garage
- Windows and Doors 2017
- A/C 2018
- Furnace 2014 Refurbished 2025
- Roof Inspected 2024





SCARLETT STRATI
REAL ESTATE



SCARLETT STRATI

SALES REPRESENTATIVE

M 647.400.1775

O 905.333.3500

Scarlett@ScarlettStrati.com

SCARLETTSTRATI.COM

Follow Me on Instagram @**scarlettstrati**

RE/MAX REAL ESTATE
CENTRE INC. BROKERAGE
INDEPENDENTLY OWNED AND OPERATED