



SCARLETT
STRATI
REAL ESTATE



1246 Old Carriage Way



GLEN ABBEY, OAKVILLE



Immaculate Family Home Backing onto Trails in Prestigious Glen Abbey

Welcome to this beautifully maintained 4+1 bedroom, 3.5 bathroom family home nestled on a quiet crescent in the heart of prestigious Glen Abbey. Surrounded by mature trees and backing onto scenic trails, this residence offers the perfect blend of comfort, functionality, and elegance.

Step inside to find a spacious layout with hardwood flooring, pot lights, and thoughtful upgrades throughout. The bright living room features a cozy gas fireplace and flows seamlessly into the separate dining room—perfect for entertaining. A main floor office offers the ideal work-from-home setup or a quiet space for a den.

The updated kitchen is a standout with stone tile flooring, stainless steel appliances, ceasarstone counters, wine fridge, ample pantry space, a breakfast bar and built-in eating area. Enjoy casual dining or host summer gatherings with ease thanks to the walk-out to the large deck. A generous family room with a second gas fireplace adds warmth and versatility. The main level also includes a practical mudroom/laundry room with garage and side yard access.

Upstairs, you'll find four generously sized bedrooms including a serene primary suite with walk-in closet and ensuite featuring double vanities, glass shower, and soaker tub. A stylish 5-piece bathroom serves the additional three bedrooms.

The beautifully fully finished lower level expands your living space with a large rec room, home gym, 5th bedroom, full updated bathroom, and abundant storage.

4 + 1 BEDS	3.5 BATHS	3,071 SQ FT	LOT SIZE: 50.0' x 117.75'
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Outdoors, your private backyard oasis awaits—complete with a screened-in sunroom with built-in speakers, lush gardens, a deck with privacy fencing, and a patio ideal for barbecuing.

Located just minutes from the iconic Glen Abbey Golf Course, highly rated schools, parks, tennis courts, the Glen Abbey Trail System, and the beloved Monastery Bakery. With easy highway access, this is truly a move-in ready, impressive home in a premium location.

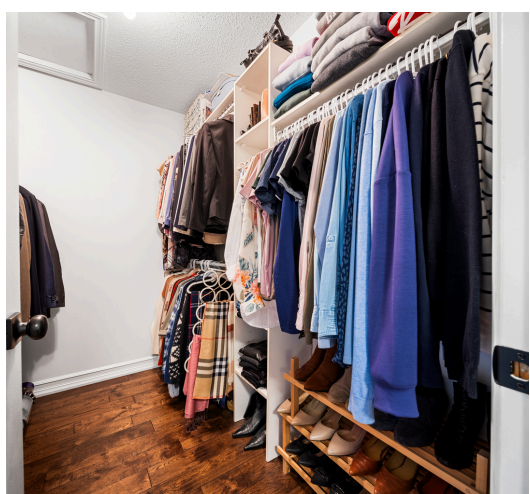




















Upgrades & Features

- Stone Walkway & Driveway
- Hardwood Flooring
- Freshly Painted
- Potlights
- New Door Hardware
- Wood Spiral Staircase open to Lower Level
- Upgraded Light Fixtures
- 2 Gas Fireplaces
- Custom Crafted Kitchen with dove tail detailing
- Caesarstone Counters
- Wine Fridge
- Main Level Office/Den with Built-in's
- Primary Suite with Walk-in Closet & 5-piece Ensuite
- Professionally Finished Lower Level
- Wide Plank Laminate Flooring in Lower Level
- 5th Bedroom in Lower Level
- Updated Full Bathroom in Lower Level
- Screened in Sunroom with Cedar Ceiling, Skylight & Built-in Speakers
- Deck & Stone Patio
- Furnace & A/C 2023





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