



# 206 Cypress Court

4 BEDROOMS

4 BATHROOMS

Triple CAR GARAGE

TAKE A LOOK INSIDE

# highlights

Welcome Home! Presenting 206 Cypress Court, a meticulously maintained 4-bedroom, 4-bathroom family home which is nestled on a generous (42.12'x133.33') lot in a tranquil and private court setting within the sought-after neighborhood steps away from Andrew Haydon Park. This home truly embodies spacious comfort, and functionality in one perfect package. The main floor welcomes you with a bright and inviting layout, showcasing gleaming hardwood floors and tasteful tile throughout. The spacious living room exudes warmth and character, featuring large windows. Sunlit family room with large windows and a cozy gas fireplace. The added convenience of a main floor bedroom, laundry and a powder room. An extra feature is the inviting sunroom, perfect for relaxing or entertaining guests year-round. The large eat-in kitchen is a chef's delight, boasting abundant cabinetry, ample counter space, stainless steel appliances, and the added bonus of a convenient breakfast bar powder room. The second level showcases a primary bedroom as your personal retreat, with a private 4-piece ensuite bath & walk-in closet. The secondary bedrooms are thoughtfully designed, providing comfort and with easy access to the main bath. The lower level offers additional living space awaiting your personal touches to suit your needs. The exterior is equally beautiful with patio door access to a large fenced-in well groomed yard with mature trees, patio & the added bonus of a triple car garage. This incredible property is located in Ottawa's west end, it is a dynamic neighborhood known for its vibrant community spirit and proximity to nature. The area is anchored by the Bayshore Shopping Centre, one of Ottawa's largest malls, and is surrounded by green spaces like Andrew Haydon Park and Britannia Beach. With easy access to public transit via Bayshore Station, this beautiful property blends urban convenience with a strong sense of belonging.



# special mentions

## Details

**\*\* Property is being sold "as is, where is" without any representation or warranties.**

- Home - 1982
- Roof - Unknown
- Windows - Unknown
- Central A/C - 2019 - Serviced : July 2025
- Furnace - 2022 - Serviced in January 2025
- Appliances - 2019
- Hood Fan - 2025

## Seller's Favourite Things about living here:

- Large Entrance
- Open Concept Kitchen/Living Room
- Large Yard with Large Hedges
- Privacy
- Closeness to River
- Quiet Court
- Amazing Neighbours



# **inclusions & rentals**

## **Chattels:**

Fridge, Stove, Hood Fan, Dishwasher,  
Natural Gas Furnace, Central A/C, All Lighting  
Fixtures, Bathroom Mirrors, Auto Garage Door  
Opener/1 Remote

**Rental Items: Hot Water Tank  
(\$47.39/monthly)**

**Prop Taxes: \$ 8,844.99 / 2025**



# extra photos



Living Room

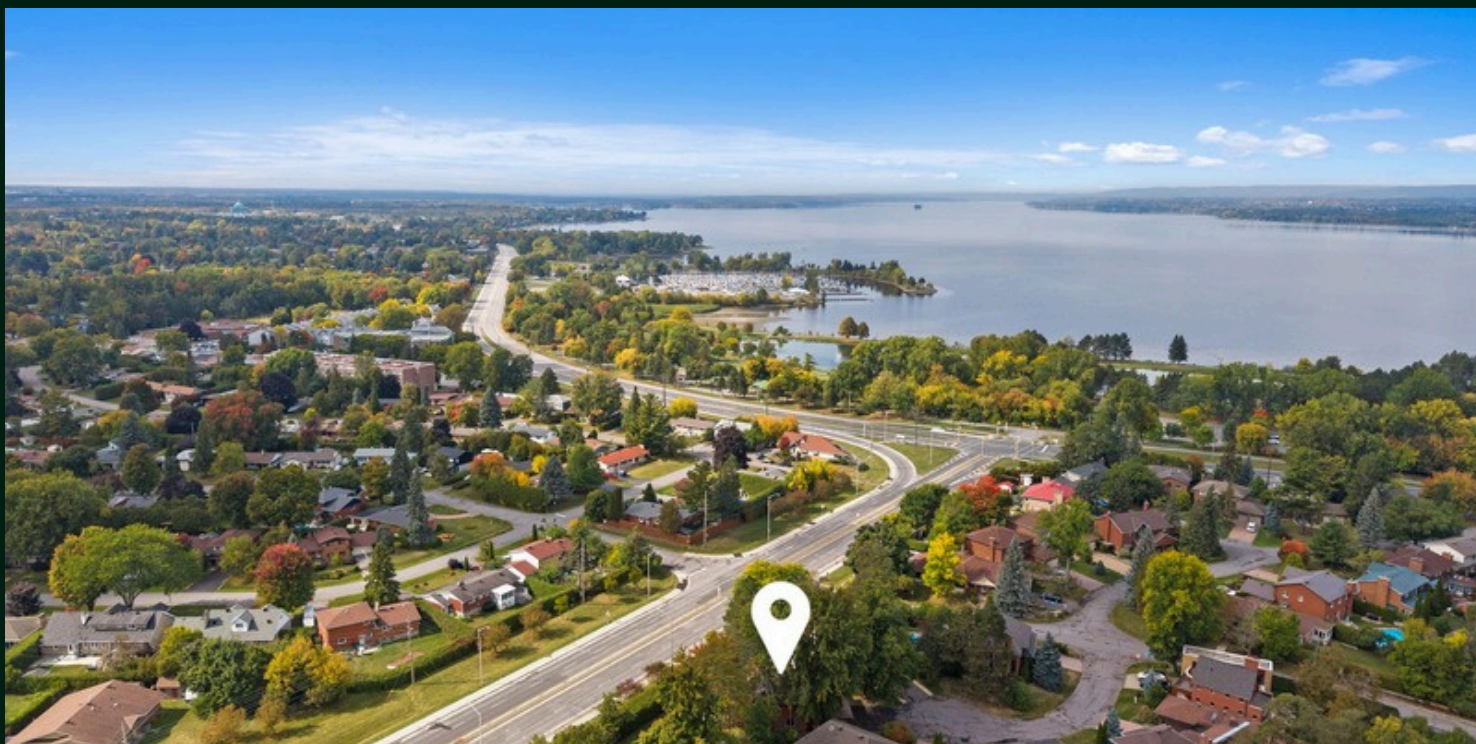


Family Room

# extra photos



Aerial Viewn



Aerial View