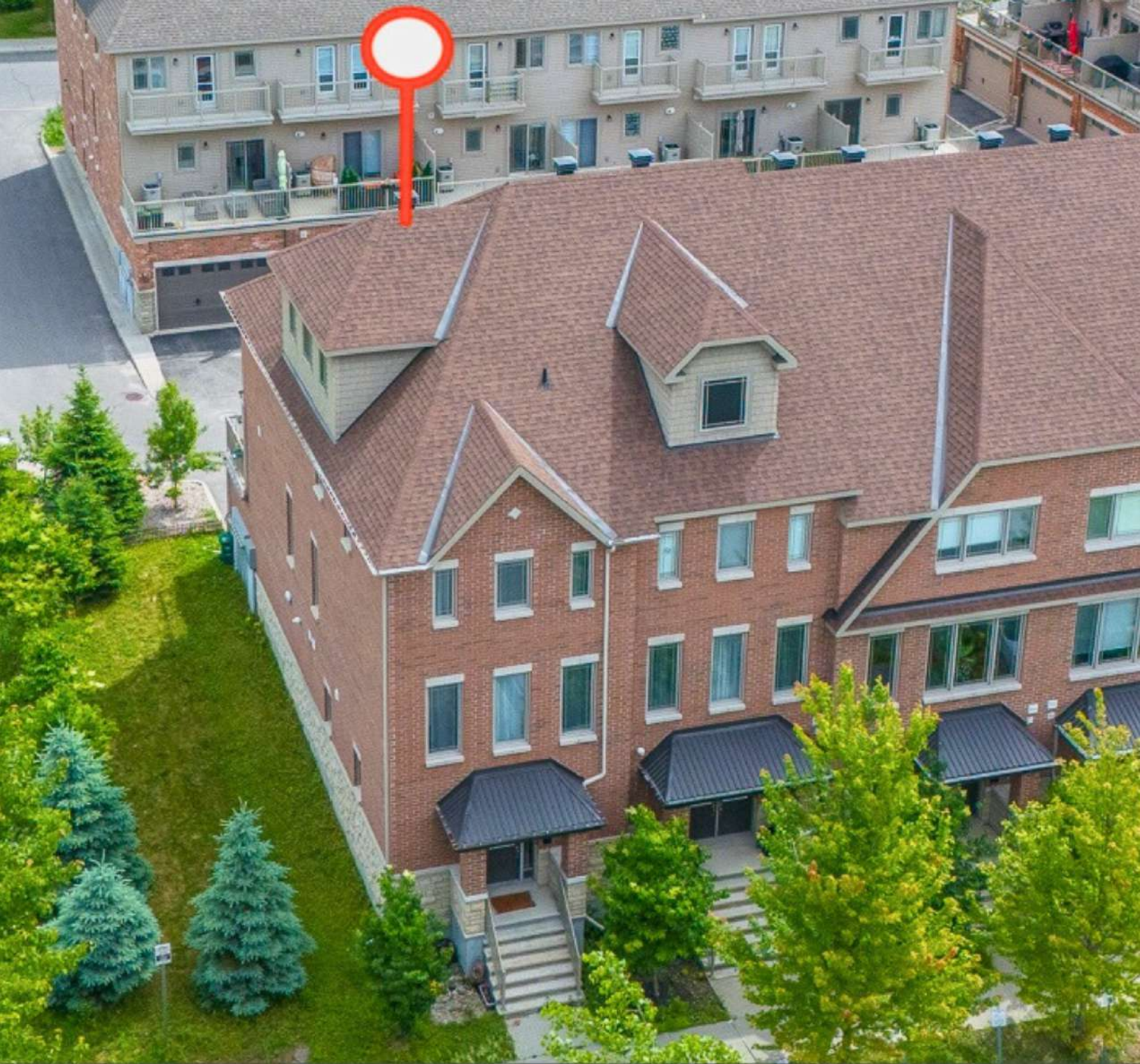




Carson Meadows
130 MATADOR PRIVATE

Rob Kearns
SALES REPRESENTATIVE

Patrick Morris
BROKER

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Rare End Unit Townhome with Side Yard | 3 Bedroom Suites | Over 2,420 Sq. Ft.

Welcome to 130 Matador Private! Set apart by its rare side yard, double car garage, and three private bedroom suites, this end unit freehold townhome offers over 2,420 sq.ft. of thoughtfully designed living—all just steps from parks, bike paths, Montfort Hospital, CMHC, and minutes to NRC, CSIS, shopping, restaurants and to the downtown core.

The entry level features an oversized foyer, a flexible bedroom or den with walk-in closet and access to a full 4-piece bath—ideal for guests, a home office, or multigenerational living. This level also includes direct access to the garage and plenty of storage.

A hardwood staircase leads to the open-concept second floor, where elevated ceilings and hardwood flooring continue through to both staircases. Sun-filled living and dining areas offer an ideal setting for everyday living and entertaining. The kitchen is outfitted with granite countertops, a centre island with seating and storage, stainless steel appliances, recessed lighting, and a walk-in pantry. Patio doors extend the living space to a balcony overlooking the adjacent park—perfect for outdoor dining or relaxing. A powder room completes this level.

Upstairs, two well-appointed bedroom suites provide comfort and privacy. The primary retreat features a walk-in closet and a 5-piece ensuite with quartz double vanity, soaker tub, and separate shower. The second bedroom includes its own 4-piece ensuite, walk-in closet, and private balcony. Upper-level laundry and additional storage enhance everyday ease.

With generous square footage, rare outdoor space, and a layout that balances modern style with day-to-day function, this end unit townhome delivers exceptional urban living in a great location.

Lot Size: 39.87' frontage x 72.74'/82.82' depth, irregular rear width

INCLUSIONS:

- Refrigerator (Dec 2017)
- Stove (Dec 2017)
- Hood Fan (Dec 2017)
- Dishwasher (May 2025)
- Washer & Dryer (Dec 2017)
- Auto Garage Door Opener

EXCLUSIONS:

- Tenants' belongings; curtains & rods in the main level bedroom/office; curtains in living room & secondary bedroom upstairs.

Property Taxes:

\$6,316.49 [2024]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Parking: Double Attached
Garage with inside entry
plus room to park two
smaller vehicles side-by-side
behind the garage.

Rented Equipment:
Hot Water Heater –Enercare

Year Built: 2017

LEVELS	ROOMS	DIMENSIONS
Main	Entry	8'1" x 7'6"
Main	Bedroom 3 / Office	12'6" x 9'0"
Main	Walk-in Closet	7'3" x 5'1"
Main	4-Piece Bathroom	9'0" x 5'0"
Main	Walk-in Closet	8'1" x 6'4"
Main	Utility Room	9'8" x 9'1"
Second	Living Room	18'0" x 15'7"
Second	Dining Room	15'0" x 12'0"
Second	Kitchen	15'0" x 12'5"
Second	Walk-In Pantry	8'6" x 3'0"
Second	Powder Room	6'7" x 4'5"
Second	Balcony	17'3" x 8'7"
Third	Primary Bedroom	16'1" x 12'6"
Third	5-Piece Ensuite Bath	9'3" x 8'8"
Third	Walk-in Closet	
Third	Bedroom 2	15'0" x 10'10"
Third	4-Piece Ensuite Bath	8'3" x 5'0"
Third	Walk-in Closet	
Third	Laundry Closet	



Top 1% in Canada for Royal LePage



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