



Westboro / Hampton Park
155B BUELL STREET

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Contemporary Living in Desirable Westboro/Hampton Park

AN EXCEPTIONAL SETTING: Beautifully presented, this 3+1 bedroom, 3.5-bath semi-detached home offers refined living in one of Ottawa's most desirable neighbourhoods. Just steps to the wooded trails of Hampton Park and a short stroll to the cafés, boutiques, and restaurants of Westboro and Wellington Villages, the setting blends urban energy with natural surroundings. Excellent schools, nearby groceries, transit, and quick access to the 417 make everyday living seamless.

BRIGHT, OPEN & DESIGNED FOR LIVING: A spacious foyer welcomes you with inside entry from the garage. Beyond, the home opens into a bright, open-concept great room—an inviting space ideal for both daily life and entertaining. Nine-foot ceilings, floor-to-ceiling windows, hardwood flooring on both levels and staircases, modern tile, recessed lighting, and a striking open-riser staircase create a clean, contemporary aesthetic.

The show-stopping kitchen anchors the space with quartz countertops, a dramatic 10'4" waterfall island with seating, stainless steel appliances, exceptional cabinetry, and standout backsplash. The adjoining dining area comfortably hosts gatherings, while the inviting living room — centred around a gas fireplace and expansive windows — flows effortlessly to the outdoors. A discreetly positioned powder room completes the main level.

PRIVATE UPPER-LEVEL RETREAT: Upstairs, the serene primary retreat is filled with southern light and enhanced by a tray ceiling, walk-in closet, and spa-inspired 4-piece ensuite with a double vanity, quartz counters, and glass walk-in shower with spa panel. Two generous secondary bedrooms, each with walk-in closets, share a stylish main bath. A well-appointed laundry room with sink and storage adds everyday practicality.

LOWER LEVEL LIVING: The finished lower level extends the living space with a spacious family room, 3-piece bath, versatile fourth bedroom — an excellent setup for a teen retreat or guest suite—plus dedicated storage.

OUTDOOR LIVING: The fully fenced backyard offers a deck and patio in a private setting ideal for summer entertaining and relaxed evenings.

A beautifully balanced home offering modern design, functional space, and an exceptional Westboro lifestyle.

INCLUSIONS:

- Refrigerator
- Gas Stove
- Hood Fan
- Dishwasher
- Beverage Fridge
- Washer & Dryer
- Sump Pump
- All Light Fixtures
- Window Blinds

Property Taxes:

\$9,323.56 [2025]

Lot Size:

19.95ft x 104.66ft

Heating:

Forced Air/Natural Gas

Cooling: Central Air

Parking:

Single Attached Garage with inside entry; driveway parking for 2+ vehicles

Rented Equipment:

Hot Water Tank (Enercare \$62/mth +HST)

Average Monthly Utilities:

Heat: \$122/mth
Hydro: \$100/mth
Water \$84/mth

Year Built:

2019

LEVELS	ROOMS	DIMENSIONS
Main	Entry	18'2" x 5'2"
Main	Living Room	15'0" x 12'9"
Main	Dining Room	13'0" x 11'5"
Main	Kitchen	15'0" x 10'5"
Main	Powder Room	7'0" x 3'4"
Second	Primary Bedroom	14'7" x 13'9"
Second	Walk-in Closet	6'4" x 5'10"
Second	4 Piece Ensuite	12'2" x 8'2"
Second	Second Bedroom	11'3" x 10'2"
Second	Third Bedroom	10'5" x 10'2"
Second	4 Piece Bathroom	10'9" x 7'5"
Second	Laundry	7'5" x 5'1"
Basement	Family Room	15'1" x 14'1"
Basement	Fourth Bedroom	11'5" x 10'5"
Basement	3 Piece Bathroom	8'6" x 6'10"
Basement	Utility Room	

*Some Room Measurements +/- jogs.



