44 - 2215 CALLINGHAM DRIVE, London North (North R)

Ontario, N6G1P0

839,900

For Sale / #X14108546



Bedroom(s): 3

Bathroom(s): 3

Description

Looking to simplify your lifestyle without giving up the space and comfort you love? This beautifully designed bungalow condo offers the best of both worlds - the convenience of main-floor living with additional space for family, guests and everything in between. Built by Domus in 2017, this quality home is located in North London\'s desirable Sunningdale neighbourhood, just minutes from golf, walking trails, shopping and amenities. The main floor features two bedrooms and two full bathrooms, including the primary suite. The second bedroom, currently used as a guest room, is a flexible space that works equally well as a den or home office. The upper loft offers a wonderful bonus, with an additional bedroom, full bathroom and versatile living space, ideal as a family room, home office or quiet sitting area. It\'s the perfect setup for visiting family or overnight guests, offering privacy and separation while keeping everyone comfortably under one roof. The unfinished lower level provides plenty of storage and the opportunity to create additional living space in the future. A double-car garage and driveway parking for three additional vehicles offer plenty of room for homeowners and guests. Enjoy the ease of low-maintenance condo living, with landscaping and snow removal taken care of, giving you more time to enjoy the things you love. Located in sought-after Sunningdale, you\'re just minutes from Sunningdale Golf & Country Club, beautiful walking trails, Masonville shopping and dining, Western University and University Hospital. Excellent school catchments include Masonville PS, A.B. Lucas SS, Louise Arbour FI, Sir Frederick Banting SS, St. Catherine of Siena and St. AndrÃƒÂ© Bessette. Less maintenance, more freedom, and all the space you need. A thoughtfully designed home offering quality construction, flexible living space and the convenience of condo living in one of North London\'s most desirable communities. (id:6772)

Features

Area	London North (North R)	**Acreage**	false
Province	Ontario	**A/C**	Central air conditioning, Air exchanger
Country	Canada	**Total Parking**	5
Ownership Type	Condominium/Strata	**Total Fireplace**	1
Property Type	Single Family	**Parking**	Attached Garage,Garage,
Building Type	Row / Townhouse	**Amenities Near By**	Golf Nearby, Park, Schools
Age	6 to 10 years	**Maintenance Fee**	500.00 / Monthly
Heating	Natural gas	**Maintenance Fee Type**	Common Area Maintenance, Insurance
Stories	1		

Room Details

Second level	Bedroom 3	4.19 m x 6.3 m
Second level	Family room	11.43 m x 5.77 m
Second level	Bathroom	2.87 m x 1.6 m
Main level	Living room	5.77 m x 5.24 m
Main level	Kitchen	3.33 m x 5.31 m
Main level	Dining room	4.72 m x 3.99 m
Main level	Primary Bedroom	3.48 m x 4.27 m
Main level	Bathroom	1.5 m x 3.99 m
Main level	Laundry room	1.89 m x 1.75 m
Main level	Bathroom	3.32 m x 1.6 m
Main level	Bedroom 2	3.28 m x 3.66 m