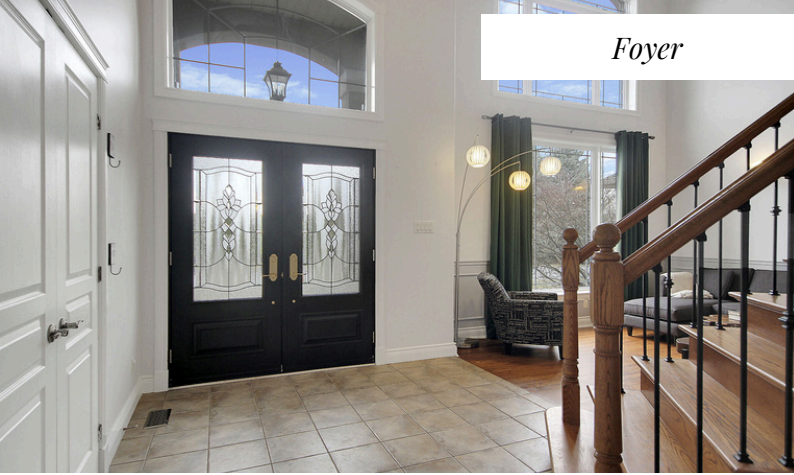




28 Amethyst Crescent

\$1,224,900

RE/MAX
Absolute Realty Inc.
Brokerage, Each Office Independently Owned and Operated.



Foyer



Living Room



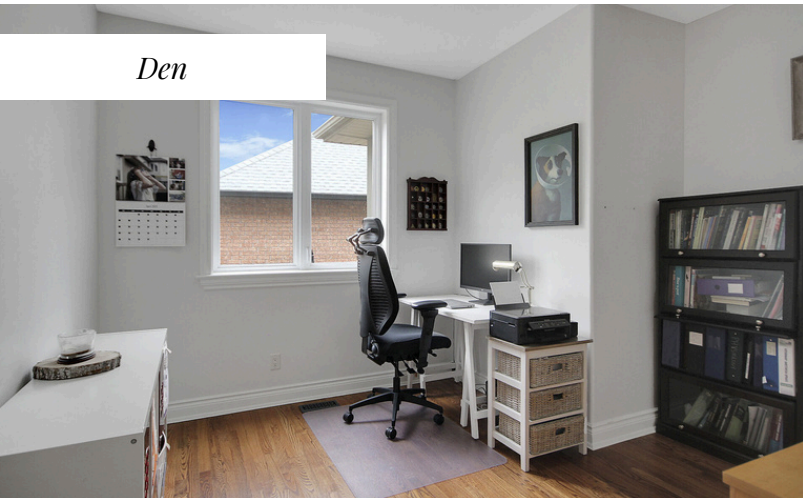
Living Room



Dining Room



Den



Laundry Room



Home Details

Stunning Executive Home in the Heart of Granite Ridge

- Welcome to this beautifully crafted custom 2-storey executive residence, offering 4+1 bedrooms, 3.5 bathrooms, and a rare triple car garage. Ideally situated on a quiet, family-friendly crescent in prestigious Granite Ridge, this meticulously maintained home sits on a premium oversized lot—landscaped, fenced, and brimming with curb appeal.
- From the moment you arrive, you'll appreciate the pride of ownership and attention to detail, both inside and out.

Main Level – A Bright and Spacious Family-Friendly Layout

- Step inside through the elegant double doors into a grand two-storey foyer, where quarry tile flooring, a striking chandelier, and a soaring transom Palladian window create a bright and inviting welcome.
- The formal living room impresses with its towering ceilings, oak hardwood flooring, and dramatic two-storey windows that bathe the space in natural light. Wainscoting, wall sconces, and custom silk drapery (included) add refined elegance.
- Just off the living room, the formal dining room continues the hardwood and wainscoting detail, and is perfectly positioned with direct access to the kitchen—complete with an alcove ideal for a sideboard or buffet.
- At the heart of the home is a chef-inspired gourmet kitchen. Rich cherry wood cabinetry with glass display accents, granite countertops, a large centre island with pot-and-pan drawers, and a built-in wine rack offer both function and style. A bay window above the double stainless steel sink overlooks the backyard, and the space is completed by high-end stainless steel appliances, including a dual-fuel range, custom hood fan, fridge with bottom freezer and chill drawer, and a built-in dishwasher. Ceramic tile flooring and backsplash, pendant lighting, and pot lights add polish to this well-appointed space.
- The sunny eat-in area is perfect for family meals and features Palladian-style terrace doors that open to the backyard patio.
- Just off the kitchen is the warm and welcoming sunken family room, featuring gleaming hardwood floors and a natural gas fireplace with a floor-to-ceiling sandstone surround and oak mantle—large enough to accommodate a television. Oversized Palladian-style windows offer abundant natural light and views of the landscaped yard.

Information herein deemed reliable but not guaranteed.

Kitchen



Family Room



Information herein deemed reliable but not guaranteed.

Home Details

- A main floor den offers the ideal space for a home office or reading nook, complete with custom built-ins and a large window.
- A stylish two-piece powder room with pedestal sink and high-quality fixtures, plus a spacious laundry/mudroom with inside entry to the garage, utility sink, cabinetry, and multiple storage closets, round out the main level.
- Throughout the home, enjoy 9-foot ceilings (with two-storey ceilings in the foyer and living room), rounded corners, colonial-style doors with pewter hardware, extensive recessed lighting, and tasteful architectural details like niches and accent lighting.

Upper Level - A Space for the Whole Family

- Ascend the sweeping oak staircase with wrought iron spindles to the upper level, where hardwood floors extend across the hallway, which overlooks the grand foyer and living space below. Decorative niches with pot lights and wall sconces add charm and sophistication.
- The spacious primary suite is a true retreat, offering plush carpeting, dual walk-in closets, and a cozy sitting area complete with a gas fireplace and stone surround. Flooded with natural light from three large windows, this room provides the perfect balance of comfort and luxury.
- The fully renovated 5-piece ensuite bathroom (2020) includes a freestanding soaker tub, a granite-topped double vanity with undermount sinks and ample cabinetry, a large tiled shower with glass enclosure, and two windows that brighten the entire space.
- Three additional bedrooms on this level are generously sized, each with large windows, ample closet space, and classic colonial doors.
- A well-appointed 4-piece family bathroom features a large stone vanity with 2 undermount sinks, cabinets and drawers, toilet, tile flooring, and a molded tub/shower enclosure.

Lower Level - A Spacious Are for Living and Recreation

- The professionally finished lower level extends the home's living space and is ideal for multi-generational living or entertaining. A newly carpeted staircase leads to a ceramic-tiled landing with access to an oversized sliding-door storage closet—perfect for pantry overflow or seasonal items—as well as a fabulous cold room, ideal for wine or food storage.
- A spacious fifth bedroom includes a walk-in closet and large window, along with cheater access to a luxurious 3-piece ensuite with glass shower, quality ceramic tile, and a full vanity.
- The expansive recreation/games room offers Berber carpet, pot lights, and large windows, and can easily accommodate a home gym, children's play area, media room, or combination of all three.
- A separate storage and workshop area provides ample shelving and easy access to HVAC systems—ideal for hobbyists and organized homeowners.

Information herein deemed reliable but not guaranteed.

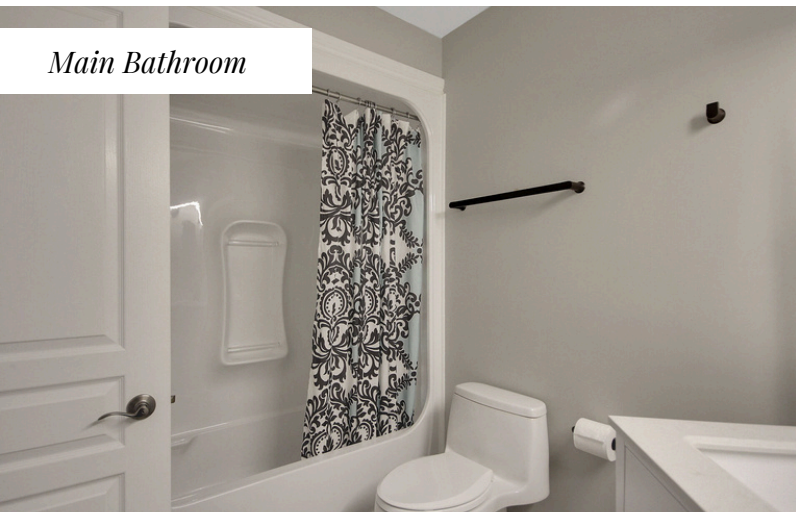
Bedroom



Main Staircase



Main Bathroom



Main Bathroom



Information herein deemed reliable but not guaranteed.

Home Details

Exterior Features

- The triple car garage includes one double and one single door, with room for three full-sized vehicles. It features added insulation, painted doors, overhead storage, cabinetry, a separate backyard entrance, and a new belt-driven garage door opener.
- The stucco and stone exterior (stucco redone in 2018) adds timeless sophistication.
- Professionally landscaped front and back yards include interlock walkways, patios, mature trees for privacy, and a gas BBQ hookup.
- The backyard retreat features beautiful stone steps, a pergola, and ample space for entertaining or relaxing.
- A full underground sprinkler system keeps the lawn lush, and the irregularly shaped lot offers enhanced privacy with mature trees at the rear and additional plantings along the side yard.

Location - Granite Ridge A Family-Oriented Community

Granite Ridge is one of Stittsville's most sought-after communities—known for its quiet streets, walkability, and proximity to top-rated schools. From this home, it's a short walk to:

- Stittsville Public School (via direct path)
- Jean Paul II French Catholic School
- Sacred Heart Catholic High School
- Numerous parks, walking trails, and the Goulbourn Recreation Complex

Commuters will enjoy easy access to major routes while still feeling tucked away in a peaceful, family-oriented neighbourhood.

Notable Updates & Features

- Exterior doors - 2022 - front door, side entry and sliding door in back plus garage doors.
- Front Yard Tree - 2022
- Interior garage drywall and painted - 2022
- Upstairs Main Bathroom - 2021
- Side Iron fence/gates - 2021
- Exterior patio stone/regrading - 2021
- Ensuite Bathroom Renovation - 2020
- Exterior Stucco Redone - 2018
- Carpet - 2018
- Roof Reshingled - 2016
- Hot Water Tank - 2016
- Furnace & A/C 2010
- Fully landscaped with irrigation system (irrigation system maintenance done by Cityscape)

Primary Bedroom



Primary Bedroom



5-Piece Ensuite



Information herein deemed reliable but not guaranteed.

Home Details

Main Level

Foyer - 11'4" x 9'2"
Living Room - 17'1" x 13'0"
Kitchen - 13'2" X 12'6"
Family Room - 17'1" X 13'2"
Laundry Room - 8'0" x 7'1"

Den - 11'10" x 10'11"
Dining Room - 10'6" x 10'6"
Eating Area - 16'1" X 8'7"
Powder Room - 8'0" X 4'7"

Second Level

Bedroom - 16'3" x 10'11"
Main Bathroom - 9'11" x 6'8"
Primary Bedroom - 26'6" x 12'11"
2 Walk-in Closets - 8'0" x 4'2"

Bedroom - 10'11" x 10'11"
Bedroom - 11'7" x 10'11"
5-pice Ensuite - 13'5" x 11'11"

Lower Level

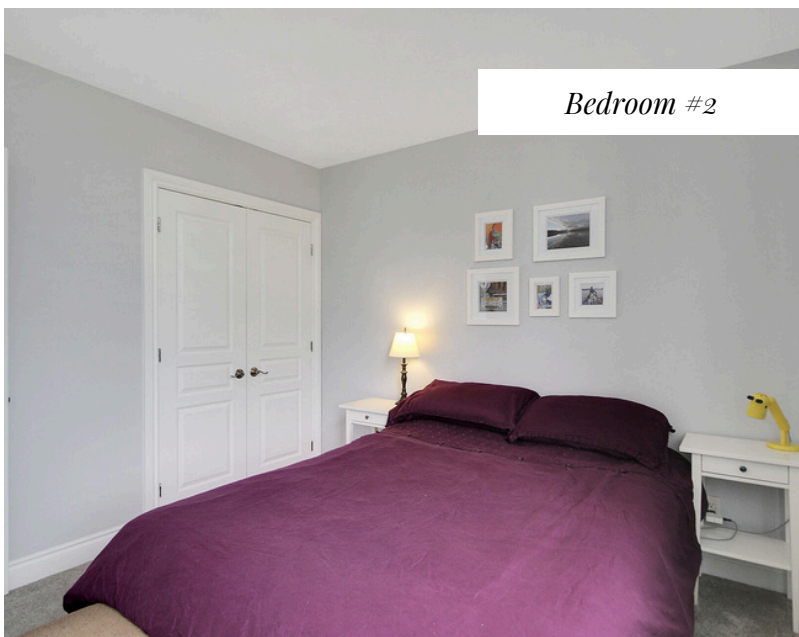
Bathroom - 12'2" x 7'7"
Walk-in Closet - 12'4" x 3'8"
Gym Area - 17'6" x 12'6"
Cold Storage - 9'10" x 7'10"

Bedroom - 18'1" x 9'9"
Recreation Room - 20'6" x 12'6"
Utility - 25'11" x 11'3"

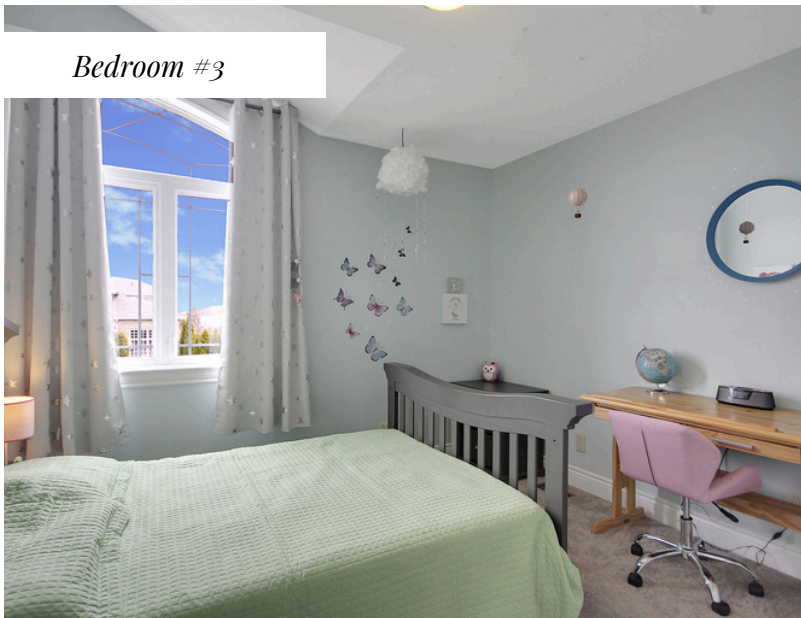
Bedroom #2



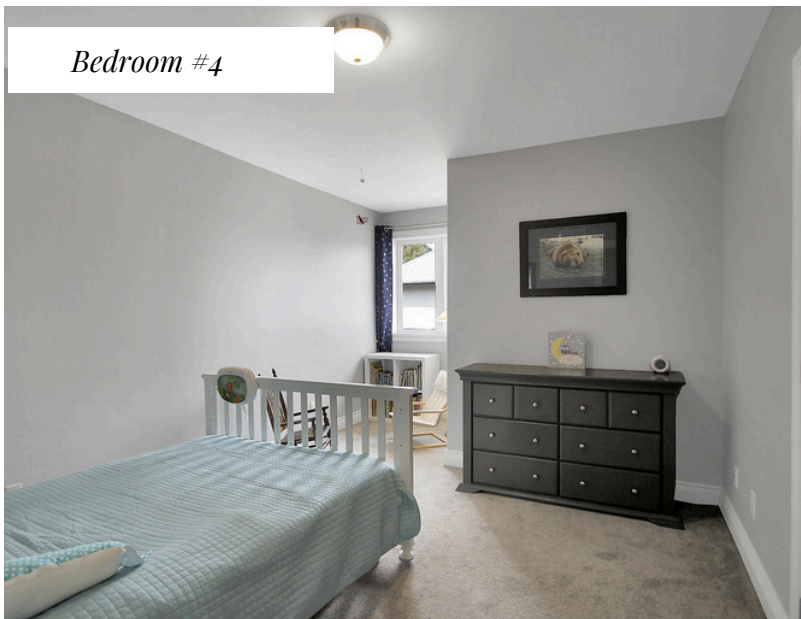
Bedroom #2



Bedroom #3



Bedroom #4



Powder Room



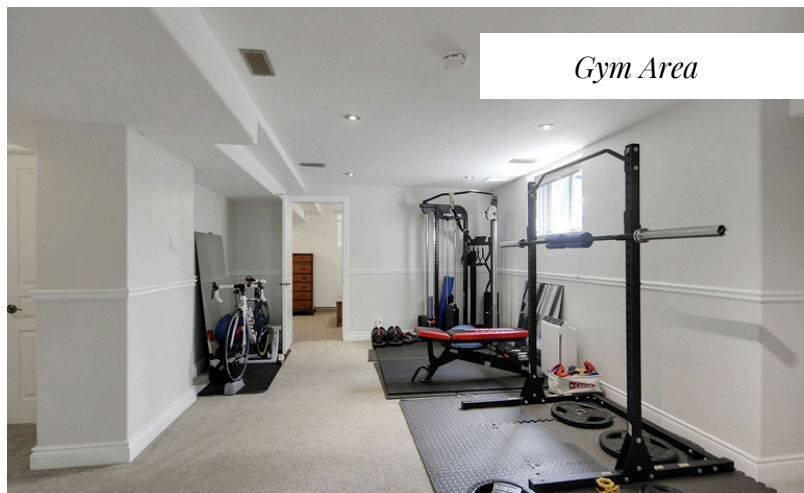
Laundry Room



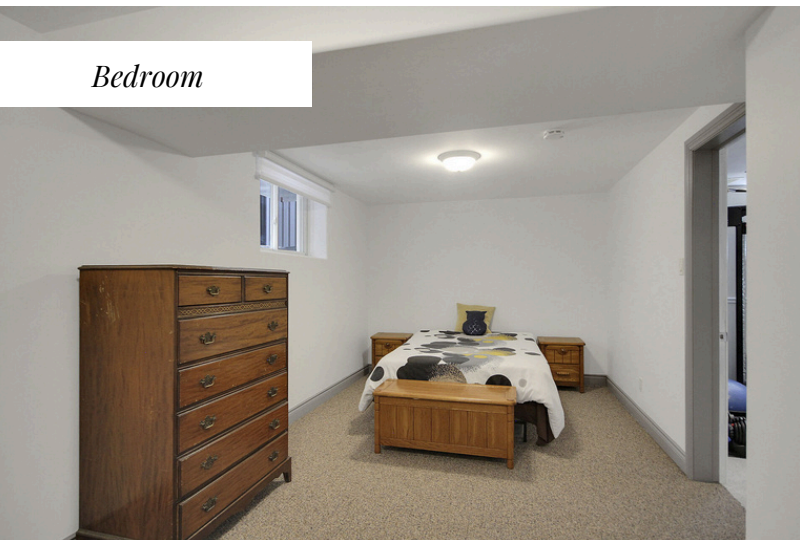
Recreation Room



Gym Area



Bedroom



Bathroom

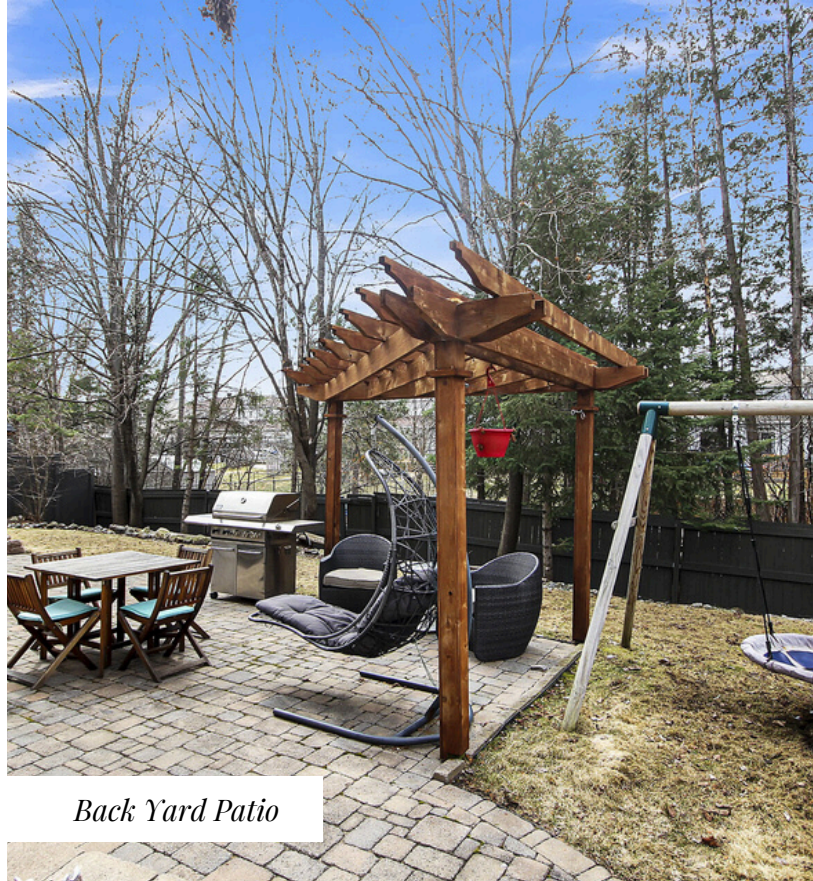
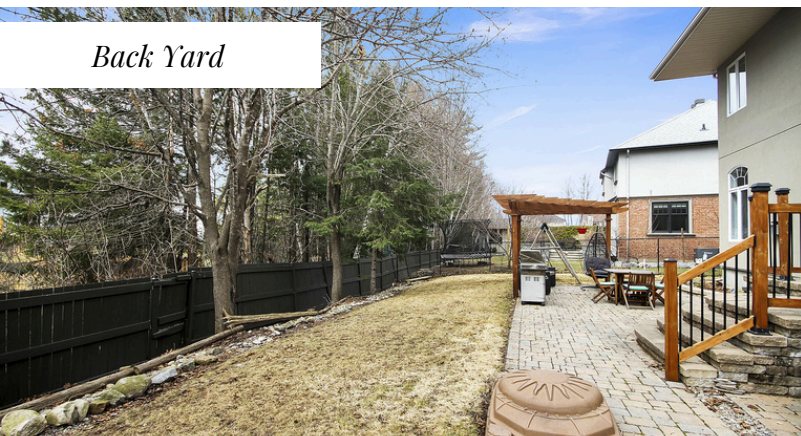


Information herein deemed reliable but not guaranteed.

Back Yard



Back Yard



Back Yard Patio

Legal Information

Year Built: 2001 Approximately

Property Taxes: \$7294.94 2024

Legal Description: LOT 174, PLAN 4M1084, GOULBOURN.

Rental: Hot Water Tank

Inclusions: Fridge, Gas stove, dishwasher, washer, dryer, central air, 2 garage door openers with remote(s), shelves in basement, all window coverings, all light fixtures, irrigation system, central vacuum and attachments

Exclusions: Tire racks in the garage and shed, blue curtains and rods.

Possession: 60-90 days



The Joanne Goneau Team

Joanne Goneau,

Broker of Record/Owner

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