



2913 Sable Ridge Drive

\$899,900

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

Front Veranda



Foyer



Lining Room



Dining Room



Main Level

- Welcome to this stunning two-storey home nestled on a quiet street in the highly sought-after, family-friendly neighbourhood of Upper Hunt Club. Thoughtfully designed with 3+1 bedrooms and 3.5 bathrooms, this home offers a spacious and functional layout ideal for modern family living.
- Enjoy the perfect balance of nature and urban convenience with easy access to parks, top-rated schools, shopping, the airport, and public transit. Situated on a premium lot backing onto the scenic Conroy Pit, this property offers tranquil views and exceptional privacy with no rear neighbours.
- The beautifully landscaped front yard features vibrant gardens and an interlocking brick walkway, creating a welcoming first impression that can be enjoyed from the charming front veranda.
- Step inside to a bright and spacious foyer with quality ceramic tile flooring and a convenient hall closet. Premium ceramic tiles and gleaming hardwood floors continue throughout the main and second levels, creating a warm, cohesive atmosphere.
- The main floor boasts a formal living and dining room, bathed in natural light from large windows—perfect for entertaining. There's ample space for a dining table, buffet, and hutch in this inviting area.
- The chef's kitchen is both functional and stylish, offering a large peninsula with breakfast bar and double sink, abundant cabinetry, generous counter space, pantry wall, and convenient pot-and-pan drawers. Included appliances: refrigerator, stove, hood fan, and dishwasher.
- Adjacent to the kitchen, the spacious eating area is flooded with natural light from picture windows and sliding patio doors that lead to a large deck and interlock patio—perfect for indoor/outdoor living. The fully fenced yard backs onto greenspace, ensuring privacy and serenity.
- The family room is a bright and inviting space, highlighted by large windows with backyard views and a cozy wood-burning fireplace with a classic wood mantel—ideal for relaxing evenings at home.
- The main floor also features a convenient laundry room with upper cabinetry, inside access to the double garage (with automatic door opener, remote, and side access to the backyard), and a 100A garage sub-panel—EV ready.
- The backyard is a true retreat, featuring a large deck, interlocking stone patio with gazebo, and lush landscaping—all fully fenced for privacy.

Kitchen



Kitchen



Eating Area



Home Details

Second Floor

- A beautiful hardwood staircase leads to the upper level, where three well-appointed bedrooms await.
- The spacious primary suite easily accommodates a king-size bedroom set and features a large walk-in closet and a luxurious four-piece ensuite. A generously sized window fills the room with natural light, creating a warm and inviting atmosphere.
- The ensuite bath offers a serene, spa-like experience with a deep soaker tub surrounded by stylish tile, a large vanity with storage drawers and cabinets, a corner shower with glass doors, a medicine cabinet, a toilet, and elegant tile flooring.
- Two additional bedrooms are generously sized, each with ample closet space and large windows that provide plenty of natural light. One bedroom is currently used as a home office and features bright corner windows—perfect for a productive workspace.
- A well-appointed family bathroom completes this level, featuring a tiled tub/shower combination, a vanity with storage, a toilet, and durable tile flooring.

Lower Level:

- A custom safety gate at the top of the stairs provides added security for young children or pets.
- Quality carpeted stairs lead to a fully finished lower level with durable laminate flooring throughout. This expansive space includes a large recreation room, ideal for family movie nights, games, or entertaining. There's also a dedicated hobby area—perfect for crafts, projects, or a home gym. Bright fluorescent lighting ensures a cheerful and functional atmosphere.
- The fourth bedroom is spacious enough to comfortably fit a queen-size bed and includes a full closet and laminate flooring—ideal for guests, a teenager, or a home office.
- The lower-level bathroom is tastefully designed with a granite vanity and undermount sink, cabinetry for storage, a corner shower with tile surround and glass doors, a toilet, and high-quality tiled flooring.

Family Room



Family Room



Powder Room



Laundry Room



Primary Bedroom



Primary Bedroom



Ensuite Bathroom



Room Dimensions

Main Level

Foyer:	6'0" X 4'4"
Powder Room:	6'6" X 3'2"
Living Room:	15'5" X 11'0"
Dining Room:	11'0" X 9'11"
Kitchen:	10'2" X 9'5"
Eating Area:	10'3" X 9'3"
Family Room:	16'9" X 11'3"
Laundry Room:	6'6" X 5'2"

Second Level

Primary Bedroom:	17'8" X 13'5"
Ensuite Bathroom:	13'11" X 5'9"
Walk-In Closet:	7'11" X 5'11"
Bedroom #1:	13'6" X 11'0"
Main Bathroom:	8'10" X 4'11"
Bedroom #2:	12'6" X 10'0"

Information is believed to be accurate but not warranted.

2nd Bedroom



2nd Bedroom



Main Bathroom



Main Bathroom



3rd Bedroom



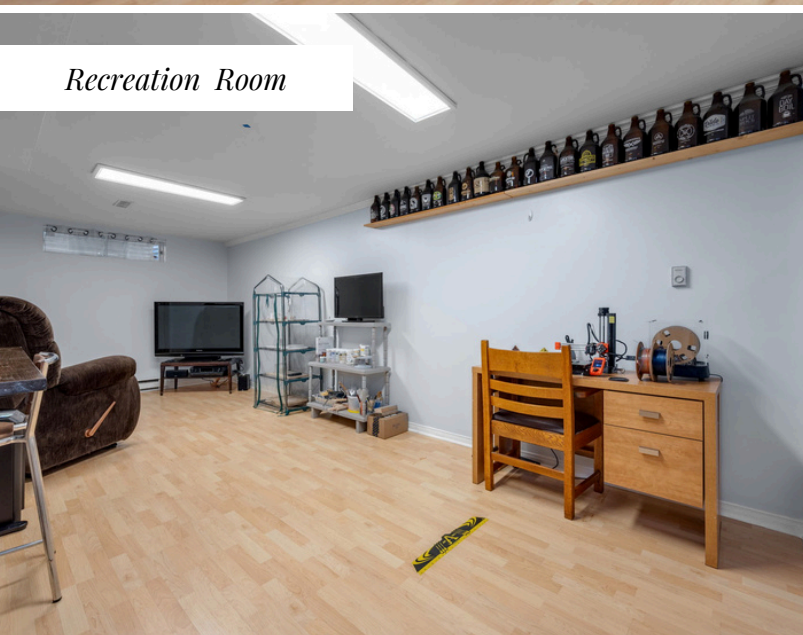
3rd Bedroom



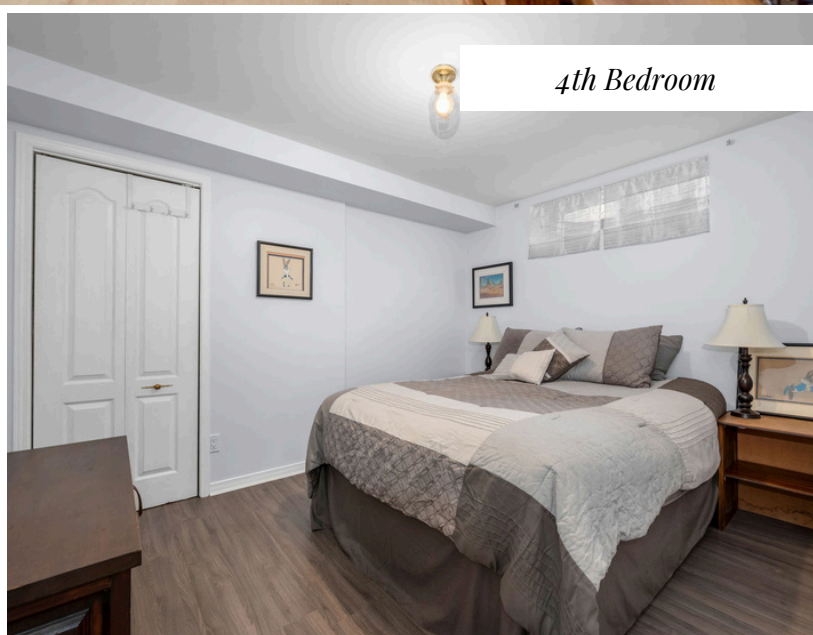
Recreation Room



Recreation Room



4th Bedroom



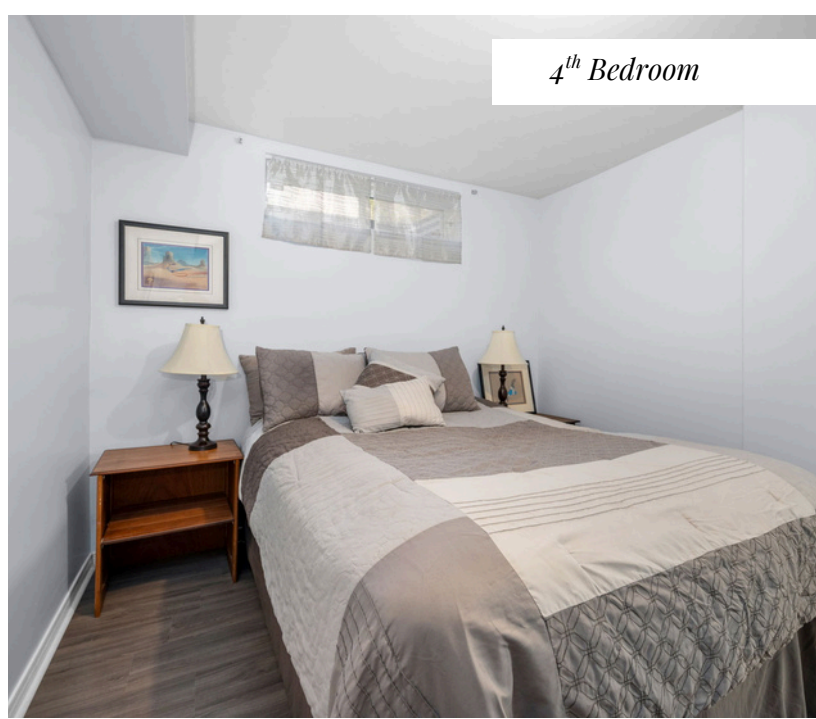
Lower Level Room Dimensions

Recreation Room:	25'3" X 10'9"
Bedroom:	11'8" X 9'11"
Bathroom 3-piece:	9'5" X 4'10"
Utility Room:	22'2" X 17'5" Irregular
Storage Room:	5'7" X 3'11"

Lower Bathroom



4th Bedroom



Patio



Patio



Backyard



Backyard



Arial View



Legal Information

Year Built: 1994 approximately

Above Grade Finished: 1985 sq. ft

Legal Description: PCL 40-1, SEC 4M-877; LT 40, PL 4M-877 ;
GLOUCESTER

Property Taxes: \$5,955.83/2024

Inclusions: fridge, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings, all attached shelving, 100 amp garage sub-panel (E/V ready)

Rental: Hot Water Tank (2011), \$26.54/month + tax = \$29.99

Exclusions: Hot tub, garage heater, brewing plugs/setup

Updates: Furnace 2008

Possession: 60-89 days, earliest closing date June 28, 2025

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