



2580 Armour Crescent, Burlington

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Fabulous open concept bungalow with soaring 11' ceilings nestled on a quiet crescent in the coveted neighborhood of Millcroft. Ideally located close to shopping, restaurants, parks and easy access to major highways.

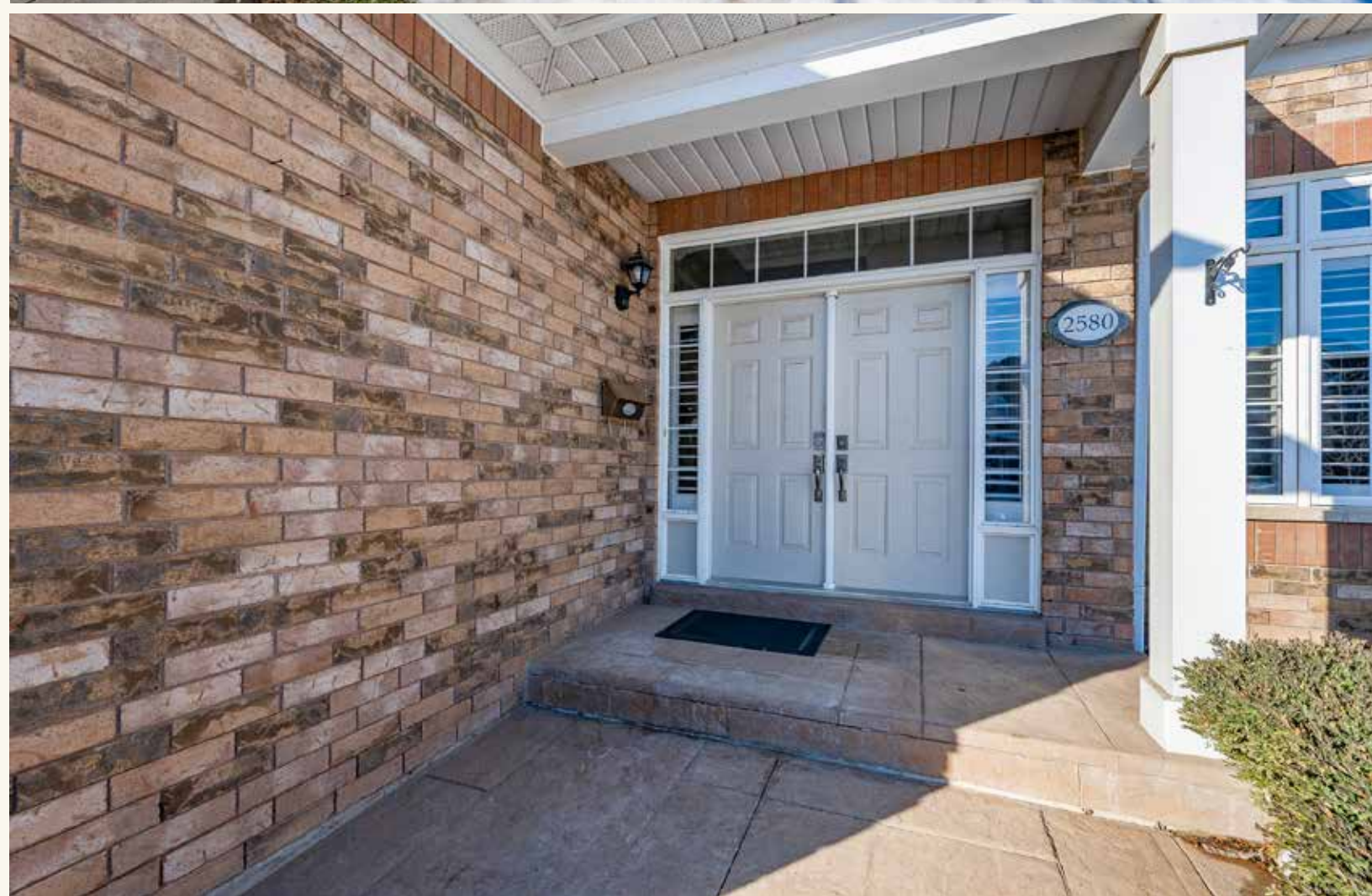
The outstanding interior boasting hardwood floors, crown moulding, pot lights, California shutters, custom blinds and much more. The superior main level offers a spacious kitchen with breakfast room equipped with granite counters, undermount sink, backsplash, stainless steel appliances, ample cabinetry & pantries. Beautiful formal dining room featuring substantial sized windows allowing in lots of natural daylight. The impressive entertainment size living room is loaded with an artisan stone wall feature, gas fireplace and large windows.

Convenient walkout to the private tree lined back yard with concrete patio, electric awning and rough in for hot tub. Tranquil generous primary bedroom with two good sized double door closets, large windows and private 5-piece spa-like ensuite. Additional bedroom, 4-piece main bathroom, linen closet and laundry room complete the exceptional main level.

The finished lower level hosts a massive recreation room with custom built-in bar and cabinetry. Two additional good-sized bedrooms, 4-piece bathroom and lots of room for storage. Handsome exterior façade with impressive curb appeal offering double door entry with side lights and transom window, double car garage and patterned concrete driveway.

Enjoy all the benefits of main floor living!!









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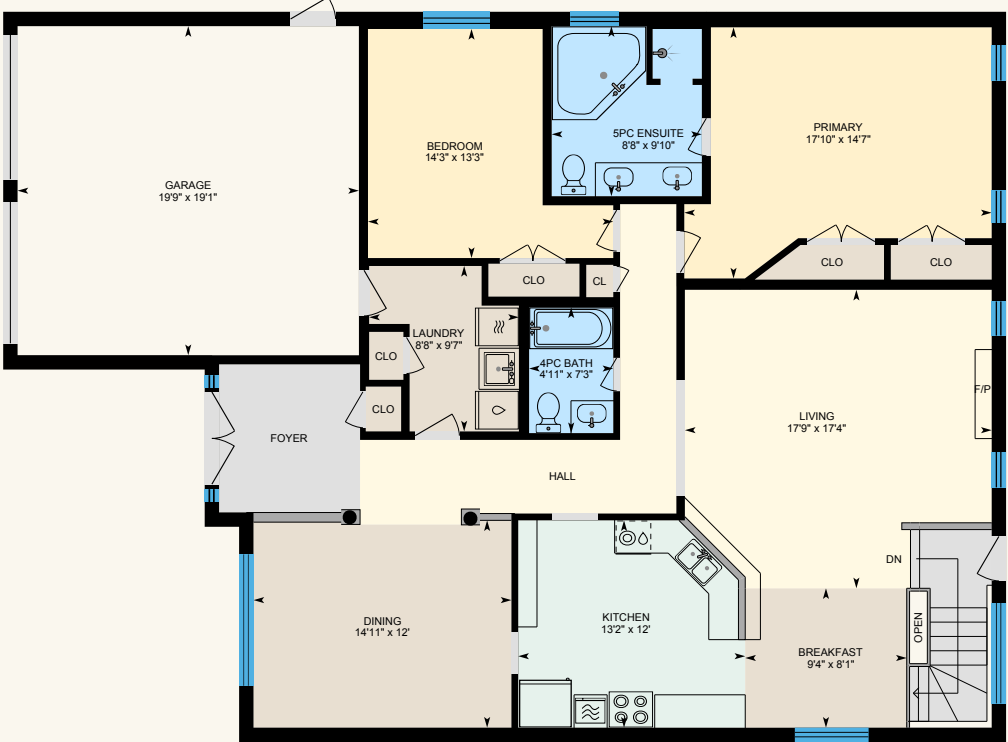
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2580 Armour Crescent, Burlington

Approx. 1758 square feet
plus finished basement





Property Details

Inclusions: Stainless-steel fridge, stainless-steel built-in dishwasher, stainless-steel gas stove, washer and dryer, all electric light fixtures, all window coverings, tv mount in living room and bar fridge in basement

Legal Description: LT 138, PL 20M738, S/T EASE H827394 OVER PT 12, 20R13417. CITY OF BURLINGTON

Taxes: \$6,011.00 for 2021

Possession: 60 - 90 Days +

Lot Size: Approximately 50.03 Feet x 118.11 Feet

Square Footage: Approximately 1758 plus finished basement

Deposit: \$80,000

Schools: Halton District School Board

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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