BARNES INTERNATIONAL REALTY | Québec

6060 Rue Cortot, Brossard

Reference: 28157445



$ 1,055,000

3 Bedrooms 2 Bathrooms 2 140 ft² / 8 641 ft²



Alexis Labelle
+1 (514) 588-1217 | Email



Gabrielle Coutu
+1 (514) 923-4904 | Email

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

Bedrooms : 3	Bathrooms : 2	Rooms : 16
Shower rooms : 1	Property area : 2 140 ft²	Plot size : 8 641 ft²

Construction : 2011

First time on market since it was built! Impeccably maintained semi-detached home located on a quiet street in Sector C, backing onto a large urban park. Set on a south-facing lot of over 8,600 sq. ft., it offers exceptional natural light throughout the day and a beautifully landscaped, private backyard with no rear neighbours. This 2,140 sq. ft. home features a cathedral ceiling, a gas fireplace, a spacious kitchen with granite countertops and a large island, 3 bedrooms with potential for additional bedrooms, 2 full bathrooms, a powder room, and an attached garage. Just minutes from the REM, DIX30, schools, parks, shopping

A rare opportunity in sought-after Sector C! This impeccably maintained, sun-filled semi-detached home backs onto a large urban park and sits on a beautifully landscaped south-facing lot of over 8,600 sq. ft., offering a peaceful, park-like setting.From the moment you step inside, you'll be impressed by the abundance of natural light and the home's warm, inviting atmosphere. The ideal southern exposure fills the interior with sunlight throughout the day while framing tranquil views of the park, creating a seamless connection with nature.Built in 2012 and meticulously maintained by its original owner, this turnkey home offers 2140 sq. ft. of above-grade living space (excluding the basement). The bright two-storey layout features a dramatic cathedral ceiling, three bedrooms (including one in the finished basement), two full bathrooms, and a powder room with existing plumbing in place for a future third shower. The spacious kitchen showcases cherry wood cabinetry, granite countertops, a large centre island, and a generous walk-in pantry. The main living area is enhanced by an elegant Valor gas fireplace, while the attached single garage adds everyday convenience.Designed with long-term comfort and efficiency in mind, the home features brand-new high-efficiency mechanical systems, including a central heat pump and a heat-storage electric furnace recommended by Hydro-Québec.The oversized backyard is a true highlight for the area. Beautifully landscaped and ideally oriented to the south, it offers exceptional privacy from neighbouring properties with no rear neighbours, making it the perfect space to relax or entertain.Located in the highly desirable Sector C, this property is just minutes from Quartier DIX30, the REM station, an elementary school, parks, shopping,

Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com

and all essential services. A rare opportunity to enjoy a tranquil, nature-filled setting without sacrificing urban convenience.

Included : All wooden blinds, roller shades, and curtains LG refrigerator (2024) LG induction range with convection oven (2021/2023) LG front-loading washer and dryer (2021) Built-in audio system, including four Paradigm in-ceiling speakers in the kitchen and dining room, with a Marantz amplifier Central vacuum system and all accessories Wheel-mounted porch swing Herb planter NordicTrack treadmill

Excluded : Owner's personal belongings

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com













Informations non contractuelles

BARNES Québec
1472 Sherbrooke Ouest
Montréal, QC H3G 1L3

+1 514.933.3235
quebec@barnes-international.com