

## 17 ARMEDA CLOW CRESCENT, ANGUS, ON L3W 0H7, CANADA

<https://www.gtarealestates.com>

If you've been waiting for a home that truly balances space, function, and thoughtful upgrades, This former Devonleigh model home offers it all. A warm, inviting layout in a family-friendly neighbourhood just minutes from CFB Borden. The main floor is bright and open, featuring 9ft ceilings, rounded corners, and large windows that fill the space with...

**\$875,000**

- 4 beds
- 4 baths
- Single Family
- Single Family
- 1500 - 2000 sq ft



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## Rooms & Units Descr



**RoomType1:** Primary Bedroom  
**RoomLength1:** 4.29  
**RoomDimensions1:** 4.29 m X 6.09 m  
**RoomLevel2:** Second level  
**RoomWidth2:** 3.89  
**RoomType3:** Bedroom  
**RoomLength3:** 2.91  
**RoomDimensions3:** 2.91 m X 3.95 m  
**RoomLevel4:** Second level  
**RoomWidth4:** 3.93  
**RoomType5:** Bathroom  
**RoomLength5:** 2.68  
**RoomDimensions5:** 2.68 m X 2.47 m  
**RoomLevel6:** Basement  
**RoomWidth6:** 1.5  
**RoomType7:** Utility room  
**RoomLength7:** 3.04  
**RoomDimensions7:** 3.04 m X 2.22 m  
**RoomLevel8:** Basement  
**RoomWidth8:** 4.21  
**RoomType9:** Recreational, Games room  
**RoomLength9:** 7.24  
**RoomDimensions9:** 7.24 m X 4.07 m  
**RoomLevel10:** Main level  
**RoomWidth10:** 4.78  
**RoomType11:** Laundry room  
**RoomLength11:** 2.39  
**RoomDimensions11:** 2.39 m X 1.58 m  
**RoomLevel12:** Main level  
**RoomWidth12:** 1.62  
**RoomType13:** Pantry  
**RoomLength13:** 1.39  
**RoomDimensions13:** 1.39 m X 1.48 m  
**RoomLevel14:** Main level  
**RoomWidth14:** 5.61  
**RoomType15:** Dining room  
**RoomLength15:** 2.76  
**RoomDimensions15:** 2.76 m X 5.61 m  
**RoomLevel16:** Main level  
**RoomWidth16:** 4.08

**RoomLevel1:** Second level  
**RoomWidth1:** 6.09  
**RoomType2:** Bathroom  
**RoomLength2:** 2.22  
**RoomDimensions2:** 2.22 m X 3.89 m  
**RoomLevel3:** Second level  
**RoomWidth3:** 3.95  
**RoomType4:** Bedroom  
**RoomLength4:** 2.91  
**RoomDimensions4:** 2.91 m X 3.93 m  
**RoomLevel5:** Second level  
**RoomWidth5:** 2.47  
**RoomType6:** Bathroom  
**RoomLength6:** 3.04  
**RoomDimensions6:** 3.04 m X 1.5 m  
**RoomLevel7:** Basement  
**RoomWidth7:** 2.22  
**RoomType8:** Bedroom  
**RoomLength8:** 3.04  
**RoomDimensions8:** 3.04 m X 4.21 m  
**RoomLevel9:** Basement  
**RoomWidth9:** 4.07  
**RoomType10:** Foyer  
**RoomLength10:** 3.21  
**RoomDimensions10:** 3.21 m X 4.78 m  
**RoomLevel11:** Main level  
**RoomWidth11:** 1.58  
**RoomType12:** Bathroom  
**RoomLength12:** 1.61  
**RoomDimensions12:** 1.61 m X 1.62 m  
**RoomLevel13:** Main level  
**RoomWidth13:** 1.48  
**RoomType14:** Kitchen  
**RoomLength14:** 2.91  
**RoomDimensions14:** 2.91 m X 5.61 m  
**RoomLevel15:** Main level  
**RoomWidth15:** 5.61  
**RoomType16:** Living room  
**RoomLength16:** 5.15  
**RoomDimensions16:** 5.15 m X 4.08 m



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## Location Details

**City:** Essa (Angus)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Angus

**Levels:** 2

**Stories:** 2

**FrontageLength:** 49 ft ,2 in

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## Property Features

**LotFeatures:** Landscaped

**CommunityFeatures:** Community Centre

**Fencing:** Fenced yard

**Heating:** Forced air

**HeatingFuel:** Natural gas

**CoolingYN:** True

**Cooling:** Central air conditioning

**ParkingTotal:** 6

**OpenParkingYN:** False

**GarageYN:** True

**AttachedGarageYN:** True

**CarportYN:** False

**FireplacesTotal:** 1

**PoolYN:** False

**ViewYN:** False

**WaterfrontYN:** False

**Sewer:** Sanitary sewer

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## Courtesy of

**OfficeName:** RE/MAX HALLMARK CHAY REALTY

**Office ID:** 282808

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details



**ParkingTotal:** 6

**Heating:** Forced air

**Sewer:** Sanitary sewer

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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Cooling:** Central air conditioning

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**CommunityFeatures:** Community Centre

**Total Fireplaces:** 1

