

1248 Heritage Way, Oakville Ontario

Features

Welcome to 1248 Heritage Way, a RARELY OFFERED BUNGALOW in the heart of desirable Glen Abbey with exceptional walk score to highly rated schools including Abbey Park High School, parks, trails, shopping, steps to transit and easy access to highways. Upon entering this elegant home you are greeted with a bright foyer leading to the light-filled open concept living and dining rooms featuring beautiful bay windows that flood this home with natural light. Elegant hardwood flooring runs seamlessly throughout the main level. A crisp white kitchen with generous cabinetry, mosaic backsplash, updated appliances, and peninsula counter offers the perfect blend of style and functionality and is open to the breakfast area and spacious, light filled family room featuring wall to wall windows. Enjoy cool evenings with the cozy gas fireplace, or step out through the glass slider and enjoy dinner with summer breezes on the upper deck. Two spacious main floor bedrooms, the primary with private 4-piece ensuite, corner jetted tub & separate shower, an additional updated 4 piece bathroom, and main floor laundry room with garage access, complete the main level. Downstairs you will find an entertainer's dream with an expansive recreation room featuring stylish custom wet bar, additional kitchen with modern cabinetry and counter, convenient 3 piece bathroom, cold cellar, dining area, sitting area, and walkout to the private backyard with patio. Opportunity awaits to enjoy this delightful bungalow lifestyle offering comfort, convenience and all the luxuries!

Main Level

FOYER:

- Vaulted ceiling with inset dormer window bringing in natural light
- Elegant leaded glass door with side panes
- Ceramic tile flooring
- Oak staircase to lower level

LIVING/DINING ROOM

- Large bright open concept living/dining room
- Elegant hardwood flooring flows seamlessly throughout
- Large front and side bay windows offering an abundance of natural light
- California shutters
- Pot lighting
- Elegant chandelier

KITCHEN & BREAKFAST AREA

- Updated crisp white cabinetry
- Updated counter with peninsula
- Mosaic backsplash
- Hardwood flooring
- Bright breakfast area with bay window and california shutters
- Stylish light fixture

FAMILY ROOM

- Open concept with kitchen and breakfast area
- Cozy gas fireplace
- Pot lighting
- Elegant hardwood flooring
- Wall to wall windows with slider access to upper deck

PRIMARY BEDROOM & ENSUITE

- Spacious primary retreat
- Elegant hardwood flooring
- Bay window with california shutters
- Large french door closet
- Private 4 piece ensuite
- Updated counter
- Corner jetted tub and shower
- Updated comfort height toilet

BEDROOM 2

- Elegant hardwood flooring
- Window with california shutters
- Large closet

MAIN BATHROOM

- 4 piece bathroom
- Tub shower combo
- Updated counter with undermount sink
- Updated comfort height toilet
- Ceramic tile flooring

MAIN FLOOR LAUNDRY ROOM

- Washer and dryer 2025
- Access to double car garage with finished flooring
- Ceramic tile flooring

Lower Level

RECREATION ROOM

- Expansive recreation room
- Stylish wet bar with ample cabinetry and storage
- Dining and sitting areas
- Ample pot lighting
- Broadloom throughout
- Walkout door to backyard patio

KITCHEN IN BASEMENT

- Sizeable second kitchen with modern cabinetry and counter
- Large storage closet
- Track lighting
- Access to cold cellar
- Laminate flooring

BATHROOM

- 3 piece
- Glass shower with grab bar
- Modern one piece sink/vanity with sleek, stylish cabinetry

UTILITY ROOM PROVIDES ADDITIONAL STORAGE

INCLUSIONS:

All electric light fixtures, all window treatments/blinds, dishwasher, refrigerator, stove, built-in microwave, clothes washer, dryer, fridge in basement, stove in basement, dishwasher in basement, microwave in basement, central vac and attachments, garage door opener, shed, barbecue.

ADDITIONAL INFORMATION:

Furnace, Air Conditioner and Hot Water Tank [owned] 4 years old

Washer and dryer 2025

Roof: 8 years [30 years lifespan]

Upper deck with Alucobond composite and pot lighting

Reinforced walkway at side of the house

Garage with finished flooring

Taxes: \$6443 [2025]

VISIT THE PROPERTY WEBSITE AT **1248HERITAGEWAY.COM**

FOR GALLERY PHOTOS, VIDEO TOUR & I-GUIDE VIRTUAL FLOORPLAN.

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