



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



71 Furlong Crescent

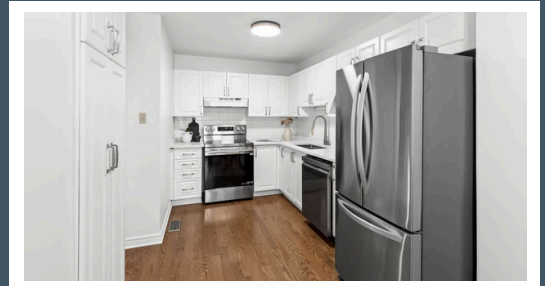
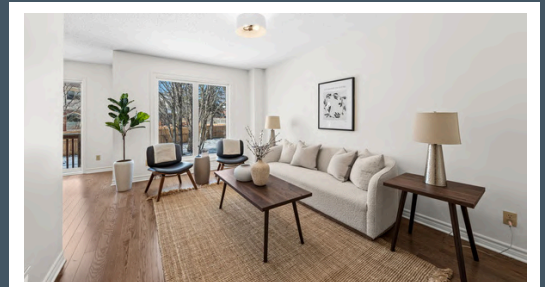
End Unit Townhome, 2-Storey
Bridlewood

About this Property

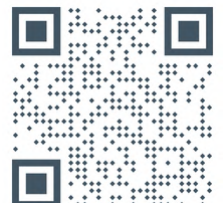
Bright and beautifully updated 3 bedroom, 2.5 bathroom end unit townhome on an impressive ~130 ft deep lot in sought-after Bridlewood, featuring stylish 2026 upgrades throughout. With a functional layout, finished lower level with gas fireplace, and a sun-filled backyard with mature trees and a peaceful, natural setting, this home is perfectly suited for comfortable family living and entertaining.

Awesome Features:

- ✓ Bright End Unit
- ✓ New 2026 Upgrades
- ✓ Forest & NCC Trails Nearby
- ✓ ~130 ft Deep Lot
- ✓ Finished Lower Level
- ✓ Proximity to Shopping, Restaurants & Amenities



Contact me for more information:
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Lot Measurements as per GeoWarehouse

21.96 ft x 118.45 ft x 45.88 ft x 130.42 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



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Bridlewood

Builder
Urbandale

Closing Date
Immediate or To Be Arranged

Year Built
~1991

Rental Items
Hot Water Tank ~26\$/month

Property Tax
~\$3,850.69/2025 as per tax bill

Water/Sewer
~\$46.25/month

Hydro
~\$80.75/month

Gas
~\$115.50/month

Inclusions

Fridge, stove, dishwasher, hood fan, washer & dryer, light fixtures, bathroom mirrors, A/C, garage door opener w/ 1 key pad, central vacuum w/ accessories (vacuum hose 'as is')

Updates & Upgrades

- ~2026 Hardwood floors on main Level
- ~2026 New carpet on 2nd level and lower level
- ~2026 New quartz countertop in kitchen & ensuite
- ~2026 Freshly painted
- ~2026 New bathtub & tile in ensuite

Exclusions

Microwave

Hot Water Tank
~2014

Furnace
~2022

A/C
~Between 2020-2024

Windows
~2019

Flooring
~2026

Roof
~2021

Stove
~2026

Fridge
~2026

Washer
~Unknown

Dryer
~Unknown

Dishwasher
~2026



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What's Nearby

Transit

The nearest street-level transit stop is Stonehaven At Furlong | 1 minute walk

Safety

Queensway Carleton Hospital | 3045 Baseline Rd
Fire Station | 380 Eagleson Rd
Police Station | 1921 Provincial Police Lane

Parks And Recreation

Deevy Pines Park / Eva James Memorial Community Centre
- 1 minute walk | 65 Stonehaven Dr
- Playground, basketball court, 2 ball diamonds, 2 sports fields, community centre, skateboard park, trail, fitness/weight room, gym
Brian Parsons Park
- 6 minute walk | 53 Black Tern Crescent
- Playground, rink, sports fields



Schools in the Area

Public Schools

Roch Carrier Elementary School | 401 Stonehaven Dr
Glen Cairn PS Public School | 182 Morrena Rd
A.Y. Jackson S.S | 150 Abbeyhill Dr



Catholic Schools

St. James School | 50 Stonehaven Dr
Holy Trinity Catholic High School | 180 Katimavik Rd

French & French Catholic Schools

École élémentaire secondaire publique Maurice-Lapointe | 17 Bridgestone Dr
École élémentaire catholique Elisabeth-Bruyère | 100 Stonehaven Dr
École secondaire catholique Paul-Desmarais | 5315 Abbott St E



E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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