



Together, For Better!

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Features & Updates ~ 2946 Duncairn Dr., Mississauga

Highlights:

- Stunning 4 Bedroom & 4 Bath Home with Beautifully Finished Basement & Lovely Fenced Backyard in Prime Central Erin Mills Community!
- Lovely Covered Porch with Convenient Garage Access Leads to This Spacious Home with Beautiful Living Space.
- Modern Kitchen Boasts Granite Countertops, Chic Tile Backsplash, Pantry Cabinets, Stainless Steel Appliances & Bright Breakfast Area with Ample Windows & Walk-Out to Patio & Yard.
- Warm & Welcoming Family Room with Gas Fireplace & Large Windows Overlooking the Backyard.
- Elegant Formal Dining & Living Rooms with Pot Lights & Ample Windows.
- Modern 2pc Powder Room Completes the Main Level.
- 4 Good-Sized Bedrooms, 2 Full Baths & Upper Level Laundry Room on 2nd Level.
- Double Door Entry to Beautiful Primary Suite Featuring Walk-in Closet (with Built-in Organizers) & Luxurious 5pc Ensuite with Double Vanity, Freestanding Soaker Tub & Glass-Enclosed Shower.
- Modern 4pc Main Bath with Double Vanity & Oversized Shower.
- Finished Basement with Luxury Vinyl Plank Flooring Boasts Spacious Rec Room with Extensive Wet Bar/Kitchenette Area with Ample Storage, Plus Bright Gym Area, Fabulous Home Theatre Room, 2pc Bath & Ample Storage!
- 2,433 Sq.Ft. of Above-Ground Living Space Plus Over 1,000 Sq.Ft. in the Finished Basement.
- Large 46' x 115' Lot with Beautiful Fenced Backyard Boasts Expansive Patio Area, Mature Trees & Perennial Gardens.
- Fabulous Location in Central Erin Mills Community Just Steps from Sugar Maple Woods & Park & Duncairn Downs Park, Plus Just Minutes from Erin Mills Town Centre, Erin Mills Community Centre, Top-Rated Schools, Community Park, Sports Fields & Splash Pad, Credit Valley Hospital, GO Hub & Train Station, Hwys 403 & 407 & Many More Amenities!

Inclusions:

All Light Fixtures, All Window Coverings, Refrigerator & Stove, Built-in Dishwasher, Washer & Dryer, RO Water Filtration System, Hot Water Tank/Heater (Owned), Basement Mini/Bar Fridge, Theatre Seating & Podium, Garage Door Opener & Remote(s)

Exclusions:

Upright Freezer in Basement, Surround Sound System & Speakers (Negotiable), Karaoke System, Backyard Granite Dining Set (Negotiable)

Updates:

2026: New RO System

2025: New Dishwasher

2024: New Hot Water Tank/Heater (Owned)

2023: Installed Pot Lights on Main & 2nd Levels

2022: Complete Renovation of Basement

2020: New Main & 2nd Level Windows, Smooth Ceilings on Main & 2nd Levels, New Patio Door & Front Door, New Washer & Dryer, New Toilets (All 4 Baths), Siding & Fence Painted, Updated Landscaping with Flowerbeds & Fence Lighting

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