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MLS Listing ~ 32 Roslo Crt., Oakville



32 Roslo Crt **List: \$1,499,000 For: Sale**
Oakville Ontario L6H 4S1
 Oakville 1003 - CP College Park Halton
SPIS: No **Taxes:** \$5,726.96/2026

Detached **Front On:** N **Rms:** 9 + 3
Link: N **Acres:** **Bedrooms:** 4 + 1
 2-Storey **Washrooms:** 4
 1x2xMain, 1x3x2nd, 1x4x2nd,
 1x3xBsmt

Lot: 30.95 x 99.67 Feet Irreg:
Dir/Cross St: Sixth Line & Upper Middle Rd. W.
Directions: Sixth Line & Upper Middle Rd. W. to Elm Rd. to Roslo Crt.

MLS#: W13246604 **PIN#:** 248760069
Possession Remarks: TBD
Legal: Parcel 9-1, Sec 20M393; Lot 9 Plan 20M393, Subject to H316261; Subject to H289637, H289729; Town of Oakville

Kitchens: 1 Fam Rm: Y Basement: Finished / Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: No Apx Age: Apx Sqft: 1500-2000 Lot Size Source: MPAC Roof: Shingles Foundation: Unknown Assessment: POTL: POTL Mo Fee: Elevator/Lift: Laundry Lev: Phys Hdcap-Eqp:	Exterior: Brick Gar/Gar Spcs: Attached / 2 Drive: Drive Park Spcs: 2 Tot Prk Spcs: 4 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove Interior Feat: On Demand Water Heater	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Waterfront: Retirement: HST Applicable to Sale Price: Included In Oth Struct: Survey Type: None
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#	Room	Level	Length (ft)	Width (ft)	Description
1	Kitchen	Main	9.32	x 9.25	Hardwood Floor
2	Breakfast	Main	11.32	x 10.83	Hardwood Floor
3	Family	Main	16.93	x 10.24	Hardwood Floor
4	Dining	Main	10.99	x 10.01	Hardwood Floor
5	Living	Main	15.49	x 10.01	Hardwood Floor
6	Prim Bdrm	2nd	16.34	x 10.33	Hardwood Floor
7	2nd Br	2nd	11.75	x 10.93	Hardwood Floor
8	3rd Br	2nd	12.66	x 10.07	Hardwood Floor
9	4th Br	2nd	9.58	x 7.09	Hardwood Floor
10	Rec	Bsmt	16.77	x 8.92	Laminate
11	Other	Bsmt	9.32	x 9.15	Laminate
12	Play	Bsmt	16.67	x 10.01	Laminate
13	5th Br	Bsmt	14.24	x 8.5	Laminate
14	Utility	Bsmt	10.24	x 9.91	Laminate

Client Remks: 5 Elite Picks! Here Are 5 Reasons To Make This Home Your Own: 1. Bright Updated Kitchen Boasting Centre Island with Great Storage, Quartz Countertops, Modern Backsplash, Stainless Steel Appliances & W/O from Breakfast Area to Deck & Rear Yard. 2. Lovely Principal Rooms, Including Warm & Inviting Family Room with Stone Fireplace, Pot Lights, Crown Moulding & Large Window Overlooking the Backyard, and Bright Combination Dining Room & Living Room with Bay Window, Pot Lights & Crown Moulding. 3. 4 Bedrooms on 2nd Level, with Spacious Primary Bedroom Boasting W/I Closet (with B/I Organizers) & Modern 3pc Ensuite. 4. Fully Finished Basement Featuring Rec Room with Stone Feature Wall & Wet Bar, Plus Play/Games Room, 5th Bedroom, Full 3pc Bath with Large Shower & Ample Storage. 5. Fully-Fenced Pie-Shaped Yard with Expansive Deck Area (with New Railings '26), Mature Trees & Lovely Gardens. All This & More! Modern 2pc Powder Room & Convenient Updated Laundry Room (with Garage Access) Complete the Main Level. Side Yard Access from Garage. Note: Small 4th Bedroom/Office Does Not Have a Closet. Fabulous Location on on Quiet Cul-de-Sac in Lovely College Park Neighbourhood Just Minutes Parks & Trails, Schools, Sheridan College, Glen Abbey Golf Course, River Oaks Community Centre, Oakville Place & Many More Amenities! Freshly Painted Main & 2nd Levels with New Eng. Hdwd Flooring '26, New Fridge & Stove '25, New Dishwasher '24, New Furnace & A/C '21, New Laminate Flooring in Bsmt '21.

Inclusions: All Light Fixtures, All Window Coverings, Refrigerator & Stove, B/I Dishwasher, B/I Microwave/Hood Fan, Washer & Dryer.

****Please Note:** Backyard Pond AS IS.

Listing Contracted With: REAL ONE REALTY INC. **Ph:** 905-281-2888

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www.theelite3team.com

1660 North Service Rd E, Unit 103, Oakville On L6H 7G3

905-270-3333

