

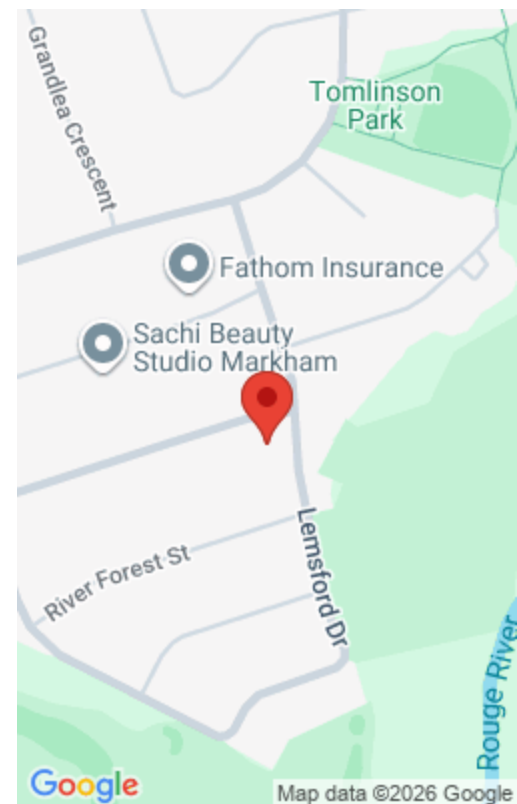
## 97 SONG BIRD DR, MARKHAM, ON L3S 3T8, CANADA

<https://gtarealestates.com>

Stunning Executive Home on Prime Corner Lot with 75ft frontage in Markham and Legal Finished Basement. This beautifully upgraded, sun-filled home is ideally located in one of Markham's most desirable neighborhoods just minutes to Hwy 407, Costco, Sunny Food mart, shopping malls, and all amenities. Situated on a premium corner lot with no sidewalk, this...

**\$2,089,900**

- 7 beds
- 6 baths
- Single Family
- Single Family
- 3500 - 5000 sq ft



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## Rooms & Units Descr

**RoomType1:** Primary Bedroom

**RoomLength1:** 7.9

**RoomDimensions1:** 7.9 m X 3 m

**RoomLevel2:** Second level

**RoomWidth2:** 3

**RoomType3:** Bedroom 3

**RoomLength3:** 6

**RoomDimensions3:** 6 m X 3 m

**RoomLevel4:** Second level

**RoomWidth4:** 3.9

**RoomType5:** Exercise room

**RoomLength5:** 3.46

**RoomDimensions5:** 3.46 m X 3.35 m

**RoomLevel6:** Basement

**RoomWidth6:** 3.66

**RoomType7:** Bedroom

**RoomLength7:** 3.58

**RoomDimensions7:** 3.58 m X 3.58 m

**RoomLevel8:** Ground level

**RoomWidth8:** 4.43

**RoomType9:** Dining room

**RoomLength9:** 4.65

**RoomDimensions9:** 4.65 m X 3.75 m

**RoomLevel10:** Ground level

**RoomWidth10:** 3

**RoomType11:** Family room

**RoomLength11:** 6.4

**RoomDimensions11:** 6.4 m X 4 m

**RoomLevel12:** Ground level

**RoomWidth12:** 3.12

**RoomLevel1:** Second level

**RoomWidth1:** 3

**RoomType2:** Bedroom 2

**RoomLength2:** 4.9

**RoomDimensions2:** 4.9 m X 3 m

**RoomLevel3:** Second level

**RoomWidth3:** 3

**RoomType4:** Bedroom 4

**RoomLength4:** 3.9

**RoomDimensions4:** 3.9 m X 3.9 m

**RoomLevel5:** Basement

**RoomWidth5:** 3.35

**RoomType6:** Bedroom

**RoomLength6:** 3.91

**RoomDimensions6:** 3.91 m X 3.66 m

**RoomLevel7:** Basement

**RoomWidth7:** 3.58

**RoomType8:** Living room

**RoomLength8:** 5.68

**RoomDimensions8:** 5.68 m X 4.43 m

**RoomLevel9:** Ground level

**RoomWidth9:** 3.75

**RoomType10:** Kitchen

**RoomLength10:** 7.18

**RoomDimensions10:** 7.18 m X 3 m

**RoomLevel11:** Ground level

**RoomWidth11:** 4

**RoomType12:** Library

**RoomLength12:** 3.5

**RoomDimensions12:** 3.5 m X 3.12 m



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## Location Details

**City:** Markham (Rouge Fairways)

**Province:** Ontario

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## Property Details

**SubdivisionName:** Rouge Fairways

**Stories:** 2

**Levels:** 2

**FrontageLength:** 71 ft ,7 in

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## Property Features

**Flooring:** Hardwood,Laminate

**HeatingFuel:** Natural gas

**Cooling:** Central air conditioning

**OpenParkingYN:** False

**AttachedGarageYN:** True

**FireplacesTotal:** 1

**ViewYN:** False

**Sewer:** Sanitary sewer

**Heating:** Forced air

**CoolingYN:** True

**ParkingTotal:** 6

**GarageYN:** True

**CarportYN:** False

**PoolYN:** False

**WaterfrontYN:** False

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## Courtesy of

**OfficeName:** LOYALTY REAL ESTATE

**Office ID:** 164388

**ListAOR:** Toronto Regional Real Estate Board

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## Building Details

**ParkingTotal:** 6

**Sewer:** Sanitary sewer

**Heating:** Forced air



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** Yes

**CarportYN:** No

**CoolingYN:** Yes

**Total Fireplaces:** 1

**OpenParkingYN:** No

**GarageYN:** Yes

**PoolYN:** No

**Cooling:** Central air conditioning

