



1481 carronbridge circle

KANATA • 3 BEDS • 3 BATHS

Built in 2012, this Barcelona II model by Valecraft offers over 2000 square feet of finished living space. Lovingly maintained by original owners, this home offers a beautiful brick facade, no rear neighbours, and convenient keyless entry.

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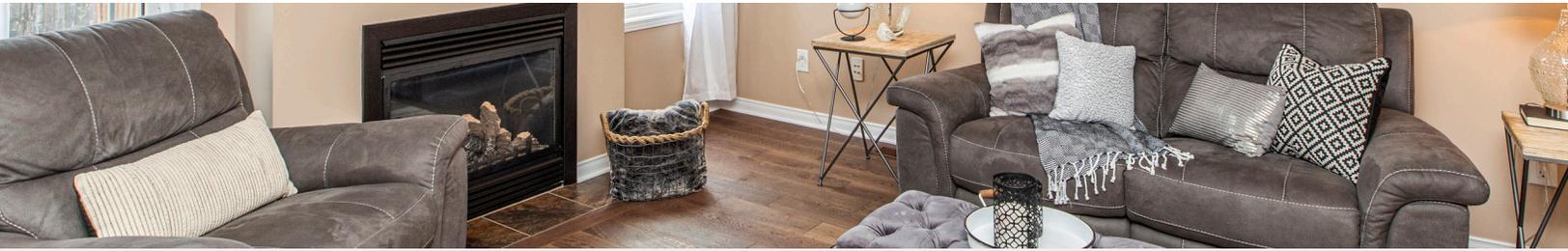
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New engineered wood flooring (2020) extends throughout the open concept living space. Entertain at the large kitchen island with room for seating, or around the gas fireplace in the living room. Featuring a deep mantle shelf, this space could easily serve as an entertainment centre. The spacious kitchen, appointed with ceramic tile, is a home chef's dream. The walk-in pantry and extensive cabinetry provide for all your storage needs. Stainless steel appliances include a gas stove and a French door fridge with waterline. Sit down to dinner in the adjacent dining room, or enjoy a meal al fresco on the backyard deck.

The primary bedroom features a deep walk-in closet and ensuite bathroom. Your ensuite comes complete with a large jacuzzi tub and spacious glassed-in shower.

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Two other bedrooms on this level enjoy wide closets, and share access to the full bathroom with a deep tub/shower. A huge hall closet plus a linen closet provide for your storage needs. Central vacuum makes cleaning a breeze.

Downstairs, the finished basement expands your family's living space. Featuring built-in speakers for a home entertainment system, this space is an ideal recreation room. Renovated in 2020, this level of the home boasts brand new carpet, a large window for lots of natural light, and laundry facilities.

You'll have your pick of several nearby schools, including the Kanata Montessori Private School. Kristina Kiss Park is accessible via the local walking path. This network of paved paths provides opportunities for recreation, as you can cycle or walk the neighbourhood with ease.

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Foyer	Main	10'1" x 6'4"
Living Room	Main	17'7" x 12'
Kitchen	Main	14' x 11'12"
Dining Room	Main	9'5" x 8'2"
Partial Bath	Main	4'8" x 4'1"
Primary Bedroom	Second	15' x 11'5"
4-Piece Ensuite	Second	9'9" x 8'4"
Walk-in Closet	Second	8'4" x 6'5"
Bedroom	Second	12' x 9'11"
Bedroom	Second	10' x 9'11"
Full Bathroom	Second	9'1" x 4'10"
Family Room	Lower	25'3" x 19'4"
Taxes		\$3,700 / 2020

Includes

Refrigerator, Gas Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, All Window Coverings, Light Fixtures, Sandbox, Kitchen Stools, BBQ, Trampoline.

Features

- New engineered wood flooring on the main level (2020).
- Stainless steel kitchen appliances, including gas stove and fridge with water line.
- Fenced backyard (2016) and deck (2017).
- Renovated basement recreation room (2020) with new carpet, drywall and paint, ceiling, and baseboards.

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