



5 weldale drive

KANATA • 5 BEDS • 4 BATHS

Welcome to 5 Weldale Drive. This five bedroom, four bathroom custom-built home sits on a two-acre lot, and has been lovingly maintained by original owners. Full of recent updates, this spacious home is a comfortable retreat for a growing family.

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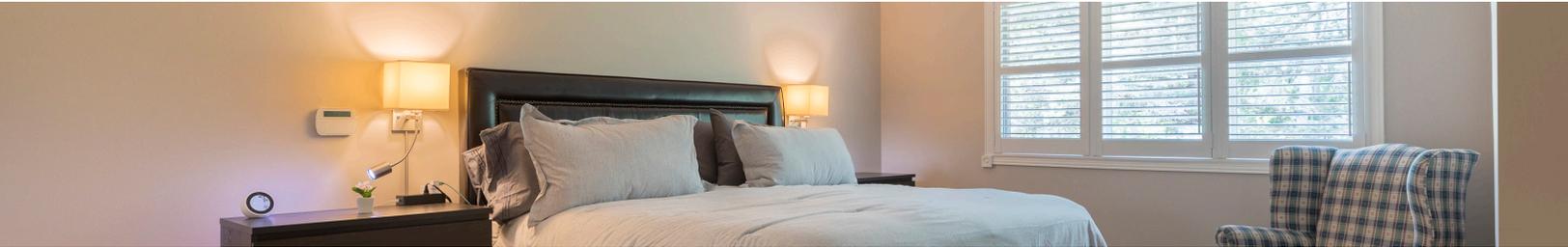
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Mature trees and landscaped gardens throughout the property enhance the seclusion of your yard.

Step from the covered porch to the tiled foyer. This spacious entryway flows naturally into your formal living room, appointed with hardwood floors and custom California shutters. The same tasteful finishings adorn the formal dining room, partitioned from the hallway behind classic French doors.

The updated kitchen (2014) offers a place for the family to gather. Seat 3 at the island, or share a meal in the dining nook. Updates include granite counters, pot lights, slab tile, and 2 touch faucets. Prepare a meal using the stainless steel appliances: two built-in ovens, induction cooktop, 3-door fridge and built-in microwave. You'll have access to 2 sinks for added convenience: a double sink, and a bar sink on the island. Custom cherrywood cabinets include soft-close hinges and slide-out shelving. The large pantry provides plenty of storage, in addition to bonus cabinets beneath the island.

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For those who love to entertain, the built-in hutch makes hosting a breeze. Perfect for additional serving space, a bar or coffee station, this counter and glass-front cabinetry extend the use of your casual dining area.

Hardwood flooring continues in the sunken family room. Gather around the wood-burning fireplace, surrounded by stonework. A Nest thermostat allows for automated climate control.

On this level you'll also find a home office with built-in closet shelving, a powder room with granite vanity, and a large laundry room.

Upstairs, new carpet (2021) appoints the primary bedroom. This spacious retreat offers 2 closets and an updated ensuite bathroom. Relax in the jet tub, or prepare for the day in the rainfall shower. A set of new vessel sinks appoint the vanity, and you'll find plenty of storage in the floating cabinets.

The second bedroom boasts hardwood flooring and offers a full wall of closet built-ins. Two other large bedrooms on this level offer the potential for custom walk-in closets.

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These bedrooms share access to the updated full bathroom (2020) with new flooring, light fixture, and vessel sink.

Downstairs, your finished lower level includes a home theatre with built-in speakers and entertainment unit. New carpet (2021) appoints this room and the recreation area, which can easily transform according to your family's needs. The full bathroom on this level features a cedar sauna, a rainfall shower, and a quartz vanity. Need room for hobbies? You'll find plenty of it in the flex space with built-in cabinets. This level also provides extensive storage space, built-in wine racks, and direct access to the garage.

At 5 Weldale Drive, the outdoor space is designed for comfort: entertain on the large deck, in the hot tub, or gather in the screened-in gazebo. Your children and pets will have plenty of space to roam on the wide lawn. There's even a playset surrounded by cedar mulch.

Nearby, leisure time at the Loch March Golf & Country Club beckons. Enjoy hiking on nearby trails. Shopping at Kanata Entertainment Centrum and Tanger Outlets is just a few minutes' drive away.

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Foyer	Main	9'1" x 5'10"
Living Room	Main	15' x 12'1"
Dining Room	Main	14'5" x 12'1"
Bedroom	Main	11'6" x 10'
Kitchen	Main	14'3" x 13'11"
Eating Area	Main	14' x 10'3"
Family Room	Main	14'11" x 11'10"
Laundry	Main	7'7" x 7'5"
Partial Bath	Main	7'7" x 3'8"
Primary Bedroom	Second	18'1" x 11'5"
Ensuite 5 Piece	Second	11'6" x 10'6"
Bedroom	Second	14'10" x 12'1"
Bedroom	Second	13'10" x 12'2"
Bedroom	Second	10'6" x 10'2"

Full Bath	Second	11'10" x 5'10"
Full Bath	Lower	11'3" x 7'4"
Store Room	Lower	28'1" x 11'6"
Media	Lower	13'6" x 11'10"
Taxes		\$5,005/2021

Includes

Refrigerator, Cooktop, Dishwasher, Oven, Hood Fan, Microwave, Washer, Dryer, Light Fixtures, All Window Coverings, Tracks, Central Vac, Alarm System, Sauna, Auto Garage Door Openers, Gazebo, Shed

Features

- Private, treed backyard with gazebo and large deck
- Many recent updates incl kitchen, baths and flooring

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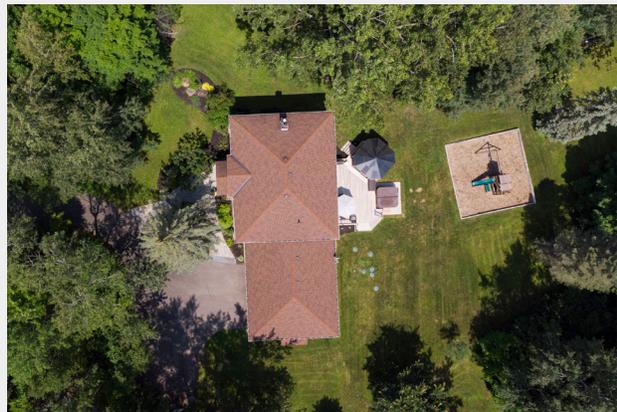
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