



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Exquisite Single Family Home with Backyard Oasis

Welcome to "The Bay Hill" by Cardel, a remarkable 4+1 bedroom home on a quiet street with access to the Kanata Beaver Pond & trail. Nestled perfectly on a large & very deep landscaped lot, this property presents a comfortable & peaceful lifestyle inside and out.



45 Cecil Walden Drive

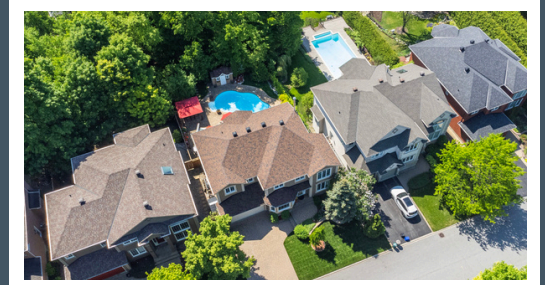
Kanata Lakes

About this Property

A luxurious home in an established neighbourhood, featuring a beautifully landscaped backyard with in-ground pool, tiered deck, and hot tub.

Awesome Features:

- ✓ Main level office & den
- ✓ Soaring 18' ceilings
- ✓ Main level hardwood flooring
- ✓ Open-concept kitchen
- ✓ Finished lower level
- ✓ Large, mature lot with in-ground pool & landscaping



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





Lot Measurements as per GeoWarehouse

165.84 ft x 60.62 ft x 157.04 ft x 59.98 ft



E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





45 Cecil Walden Ridge Kanata Lakes

Welcome to 45 Cecil Walden Ridge, a luxurious 4+1 bedroom Cardel Home in a serene neighborhood. This custom "Bay Hill" model features two levels of elegant living space and a fully finished lower level, ideal for family gatherings for years to come.

Upon entering, you're greeted by elegant hardwood flooring and a grand tiled foyer with soaring ceilings. Immediately to one side is the formal dining room, the perfect place for dining & enjoying the company of loved ones. To the other, a spacious study or home office.



The renovated kitchen boasts refinished cabinets, soft-closing doors, granite counters, and new appliances. Large windows offer stunning backyard views, blending indoor and outdoor beauty.

The elegant two-story family room offers a cozy atmosphere with a wood-burning fireplace, built-in shelving, and smart controlled blinds. The mudroom/laundry room off the kitchen adds convenience, and the 2-car garage features a special concrete covering for better drainage.



Upstairs, the opulent primary suite includes updated windows, a spacious walk-in closet, and a luxurious 5-piece ensuite bathroom. Three additional bedrooms with remote-controlled ceiling fans provide ample space for the family.

The fully finished lower level includes a full bar, gas fireplace, gym area, and large windows. It features a pool table, a fifth bedroom, and a full bathroom, perfect for guests or an older teenager's retreat.



Outside, a two-tiered deck surrounds the hot tub, and recent landscaping enhances the in-ground pool area. Mature trees and manicured gardens create a peaceful atmosphere.

Close to Kanata Beaver Pond & Trail, this home offers easy access to top schools, shopping, and transit, blending peaceful suburban living with convenient amenities.

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





45 Cecil Walden Ridge

Kanata Lakes

Builder
Cardel

Model
Bay Hill (Customized)

Year Built
~2001

Closing Date
60 Days or To Be Arranged

Property Tax
~\$8592.07/2023

Rental Items
Nil

Hydro
~\$202/month

Water/Sewer
~\$75/month



Gas
~\$142/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, air conditioner, microwave, light fixtures, window blinds, HRV, garage door opener with two remotes, central vacuum, Ecobee thermostat, inground salt water swimming pool, pool heater, storage shed, hot water tank, pool table, dart board, and hanging cabinet in small den, gazebo

Exclusions

Drapery tracks & rods, drapes,

Updates & Upgrades

- ~2022: Basement renovation: engineered hardwood floors, paint, bathroom tiles. Insulated garage door with backup battery and automation
- ~2022: Kitchen renovation: cabinets refinished, soft closing doors, granite counters, dishwasher & hood fan, windows, garage door opener
- ~2020: Fence & gate to backyard, shower door & granite countertop in main bathroom, windows, lockable storm door at front entrance.
- ~2017: Pool liner, backyard interlocking and landscaping around pool, gazebo
- ~2014: Hardwood floors, roof, exterior paint, interlocking for driveway & walkway

Hot Water Tank
~2017 (owned)

Furnace
~2012

A/C
~2001

Windows
~2001, 2020, 2022

Flooring
~2014

Roof
~2014

Stove
~2016

Fridge
~2016

Washer
~2011

Dryer
~2011

Dishwasher
~2022

Hot Tub
~2010

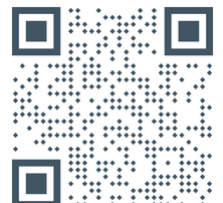
WETT Certificate

2024 inspection certificate available

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
Christine Hauschild, Realtor®
Christine@hauschildgroup.com
613-799-5570
www.hauschildgroup.com





HAUSCHILD GROUP

REAL ESTATE TEAM

What's Nearby

- 3 Brewers Kanata | 565 Kanata Avenue
- Canadian Tire | 8181 Campeau Drive
- Crust & Crate | 5112 Kanata Avenue
- Beaver Pond Kanata & Beaver Pond Trail
- Farm Boy | 499 Terry Fox Drive
- Fratelli Kanata | 499 Terry Fox
- Holly Acres Park | 77 A Varley Drive
- Kanata Golf & Country Club | 7000 Campeau Drive
- Kowloon Market (Kanata) | 5108 Kanata Avenue
- Landmark Cinemas Kanata | 801 Kanata Avenue
- LCBO | 499 Terry Fox Drive
- Loblaws Earl Grey Drive | 200 Earl Grey Drive
- Morning Owl Kanata | 1047 Canadian Shield
- Moxies Kanata Restaurant | 601 Earl Grey Drive
- Walden Park | 130 Walden Drive
- Whalen Park | 5115 Kanata Avenue



Schools in the Area

Public Schools

- Stephen Leacock Public School | 25 Leacock Drive
- W. Erskine Johnston Public School | 50 Varley Drive
- Earl Of March S.S | 4 The Pkwy



Catholic Schools

- St. Gabriel School | 400 Keyrock Drive
- All Saints Intermediate School | 5115 Kanata Avenue
- All Saints High School | 5115 Kanata Avenue



French & French Catholic Schools

- École secondaire catholique Paul-Desmarais | 5315 Abbott St E
- École élémentaire catholique Saint-Rémi | 100 Walden Drive
- École Publique Julie-Payette | 1385 Halton Terrace

E&OE schools determined through individual school board locator tools.

Please check with boards for individual needs*

E. & O.E. The information in this document is believed to be accurate, but is not warranted.



Contact me for more information:
 Christine Hauschild, Realtor®
 Christine@hauschildgroup.com
 613-799-5570
 www.hauschildgroup.com

