



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



279 Ketchikan Crescent

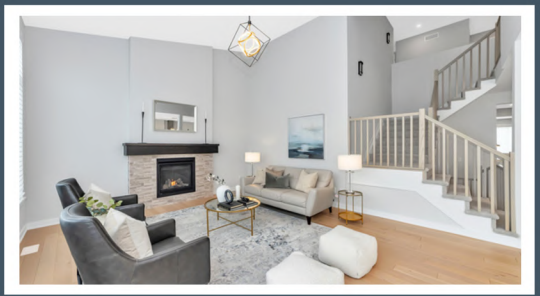
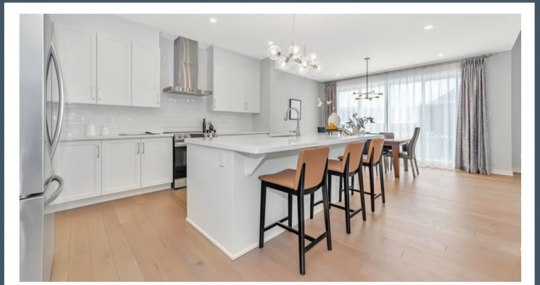
Detached, 2-Storey
Kanata Lakes/Heritage Hills

About this Property

Stunning 2023-built home in Kanata Lakes offering over 3,600 sq ft across three levels with 5 bedrooms and 5 baths. Ideal for multigenerational living, it features a gourmet kitchen, vaulted great room, private main floor suite, luxurious primary retreat with spa-inspired ensuite, and a walkout lower level complete with a rec room and wet bar. A perfect blend of luxury and function!

Awesome Features:

- ✓ Private Main Floor Suite
- ✓ 4 Bedrooms Upstairs
- ✓ Rec Room w/ Wet Bar
- ✓ Gourmet Kitchen
- ✓ Walk-Out Lower Level
- ✓ Triple Paned, Low Eargon Windows



Contact me for more information:
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Main Floor Highlights:

Grand Entrance: 9-foot ceilings, warm two-tone paint, and large windows with stylish blinds offering both privacy and natural light

Designer Lighting: Generous pot lights throughout for a bright, welcoming ambiance

Hardwood Flooring: Beautiful white oak hardwood flows seamlessly through the main level

Spacious Walk-In Closet: Conveniently located off the garage, ideal for backpacks and outerwear

Elegant Powder Room: Features a pedestal sink and bright, spacious design

Gourmet Kitchen:

- 9-foot quartz island with ample seating for casual dining or homework sessions
- Stylish gold-toned hardware, subway tile backsplash, and upgraded stainless steel appliances
- Abundance of cabinetry and a walk-in pantry for extra storage
- Elegant pendant lighting over the island and dining space

Dining Room: Spacious and bright with oversized patio doors that lead to approx. 15'01 x 5'10" deck

Great Room: Soaring vaulted ceiling adds grandeur and openness with a stunning ceramic-surround gas fireplace and architectural beam mantle

Main Floor Multigenerational Suite:

- Private living area, perfect for a study or second sitting room
- Full bedroom with large windows, ample closet space, and an ensuite bathroom
- Ensuite features quartz counters, a full tub/shower, and premium finishes

Second Floor Retreat:

Primary Suite: Spacious and serene with a large window, custom blinds, and dual closets (walk-in + secondary closet)

Elegant Luxurious Ensuite: White cabinetry with gold hardware, quartz counters, soaker tub, and an oversized glass shower

Additional Bedrooms: Three generously sized rooms with ample closets and custom privacy blinds

Main Bathroom: Features an extended quartz counter, white cabinetry with gold hardware, and a separate tub/shower combo and toilet area - ideal for a busy family

Laundry Room: Bright and airy with upper cabinets, a sunny window and ample storage space

Finished Walkout Lower Level:

- **Expansive Rec Room:** Ideal for a games room, home theatre, or fitness area
- **Elegant Wet Bar:** Quartz counters and unique design elements, including a quartz-covered bulkhead
- **Potential Sixth Bedroom:** Two large closets offer flexibility for an additional sleeping space
- **Full Bathroom:** Custom oversized shower and a stylish vanity with quartz countertop
- **Unfinished Storage Area:** Large space for a workshop, hobby room, or additional storage
- **Mechanical Room:** Equipped with an HRV system, on-demand hot water tank, and furnace



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279 Ketchikan

Kanata Lakes/Heritage Hills

Builder
Cardel

Model
Nichols w/multigenerational suite

Year Built
~2023

Closing Date
Immediate or to be arranged

Property Tax
~\$7,388.64/2025 as per tax bill

Rental Items
Tankless Water Heater - Enercare
~\$58.99/month

Hydro
~\$80/month

Water/Sewer
~\$70/month



Gas
~\$150/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, all light fixtures, all drapery tracks & rods, all window blinds, HRV, garage door opener, central vacuum

Exclusions

All drapes

Hot Water Tank
~2023 year

Furnace
~2023 year

A/C
~2023 year

Windows
~2023 year

Flooring
~2023 year

Roof
~2023 year

Stove
~2023 year

Fridge
~2023 year

Washer
~2023 year

Dryer
~2023 year

Dishwasher
~2023 year

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



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What's Nearby

Transit

The nearest street-level transit stop is Huntsville At Terrane

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 211 Huntmar Drive

Parks And Recreation

211 Huntmar Drive
- 8 minute walk | Escarpment Crescent
- Playground, tennis court, basketball court
Richardson Heritage Park
- 10 minute walk | Huntsville Drive
- Playground
Keyrock Park
- 16 minute walk | 401 Brunskill Way
- Playground, skating rink, basketball court



Schools in the Area

Public Schools

Kanata Highlands Public School | 425 Terry Fox Drive
W. Erskine Johnston Public School | 50 Varley Drive
Earl Of March Secondary School | 4 The Pkwy



Catholic Schools

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

French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive
École élémentaire catholique Saint-Rémi | 100 Walden Drive
École secondaire catholique Paul-Desmarais | 5315 Abbott St E



E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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