



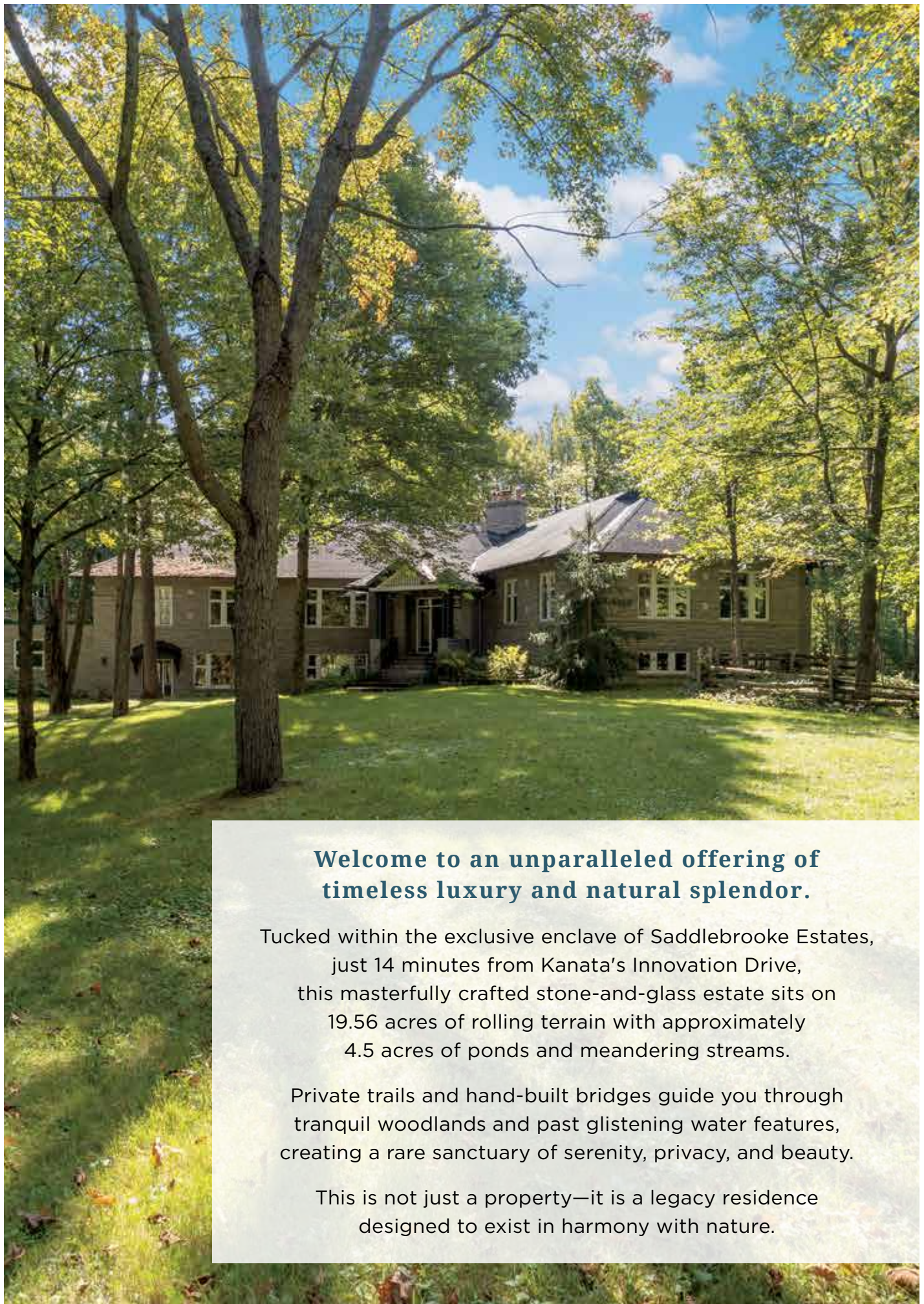
Welcome

297 John Aselford Driveway

An Iconic Country Estate in
Prestigious Saddlebrooke Estates



HAUSCHILD GROUP
REAL ESTATE TEAM



**Welcome to an unparalleled offering of
timeless luxury and natural splendor.**

Tucked within the exclusive enclave of Saddlebrooke Estates, just 14 minutes from Kanata's Innovation Drive, this masterfully crafted stone-and-glass estate sits on 19.56 acres of rolling terrain with approximately 4.5 acres of ponds and meandering streams.

Private trails and hand-built bridges guide you through tranquil woodlands and past glistening water features, creating a rare sanctuary of serenity, privacy, and beauty.

This is not just a property—it is a legacy residence designed to exist in harmony with nature.



Designed with Purpose, Built with Vision

This architectural showpiece was envisioned by a planning consultant and executed by Aselford-Martin Limited with unwavering attention to detail.

Every element—placement, materials, and finishes—was chosen to accentuate the natural site.



Over 3,700 sq. ft. of main-level living is complemented by a walkout lower level with ~400 finished sq. ft., designed for seamless multigenerational living or future expansion.

With expansive footprint and exceptionally high ceiling the lower level presents extraordinary potential to create additional living quarters, work-from-home setups, or private accommodations for extended family—offering flexibility for today's multigenerational lifestyles.



Exceptional Interior Design

The heart of the home is a dramatic great room anchored by a 15-ft tall fieldstone fireplace.

Vaulted ceilings soar above oak-trimmed spaces with 8" baseboards and floor-to-ceiling windows that immerse the interior in nature.

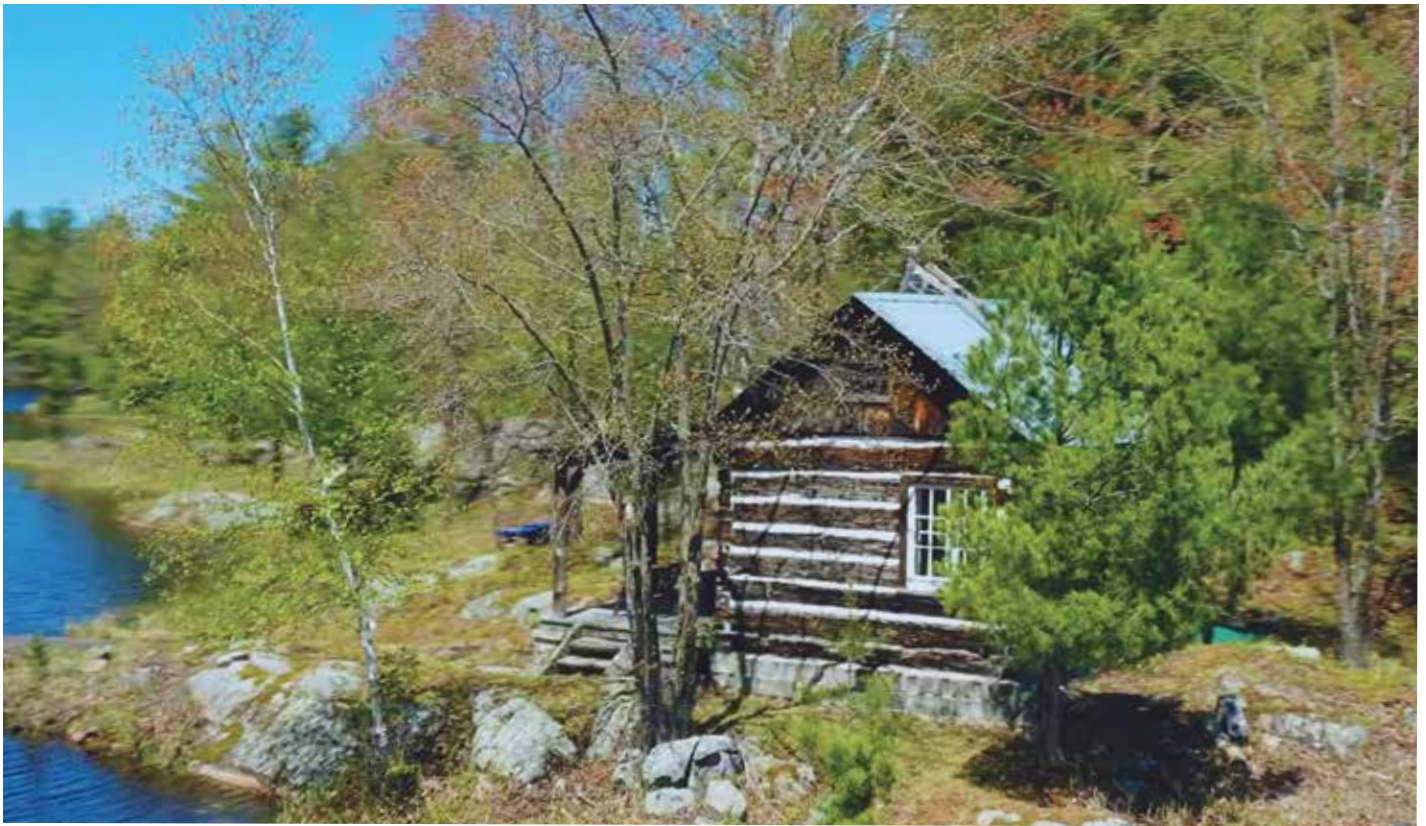


- 4 spacious bedrooms & 3 bathrooms
- Gourmet kitchen, formal dining room & sunroom
- TV lounge, laundry, vestibule & walk-in storage
- Concrete chimney core with additional flues installed to allow for future fireplace in lower level
- 9ft ceiling height in basement



Inspired Outdoor Living

- Rooftop deck (30' x 30')
above a 3-car garage (32' x 26')
- Expansive fieldstone patio (~48' x 42')
overlooking aerated pond
with windmill compressor



- 13' x 16' authentic log cabin constructed from settler-era logs
- Rustic outbuildings including a 280 sq. ft. barn with loft & firewood shed
- Private driveway with 450-ft laneway enhances seclusion





Saddlebrooke Estates — A Community Like No Other

Carved into the Carp Ridge,
Saddlebrooke Estates
is an exclusive community
of 61 estate lots surrounded
by conservation lands.

Accessed by a single winding road,
the area is rich in rock outcrops,
shallow wetlands, and mixed forests,
offering peaceful seclusion
with city convenience.



Zoning & Lot Configuration

- Zoning: Primarily Rural Residential with a 2-acre Environmental Protection zone adjacent to the western property limit
- No subdivision permitted under current zoning
- 313.84 ft frontage on John Aselford Driveway
- Surrounded by protected forest, vacant land, and estate properties



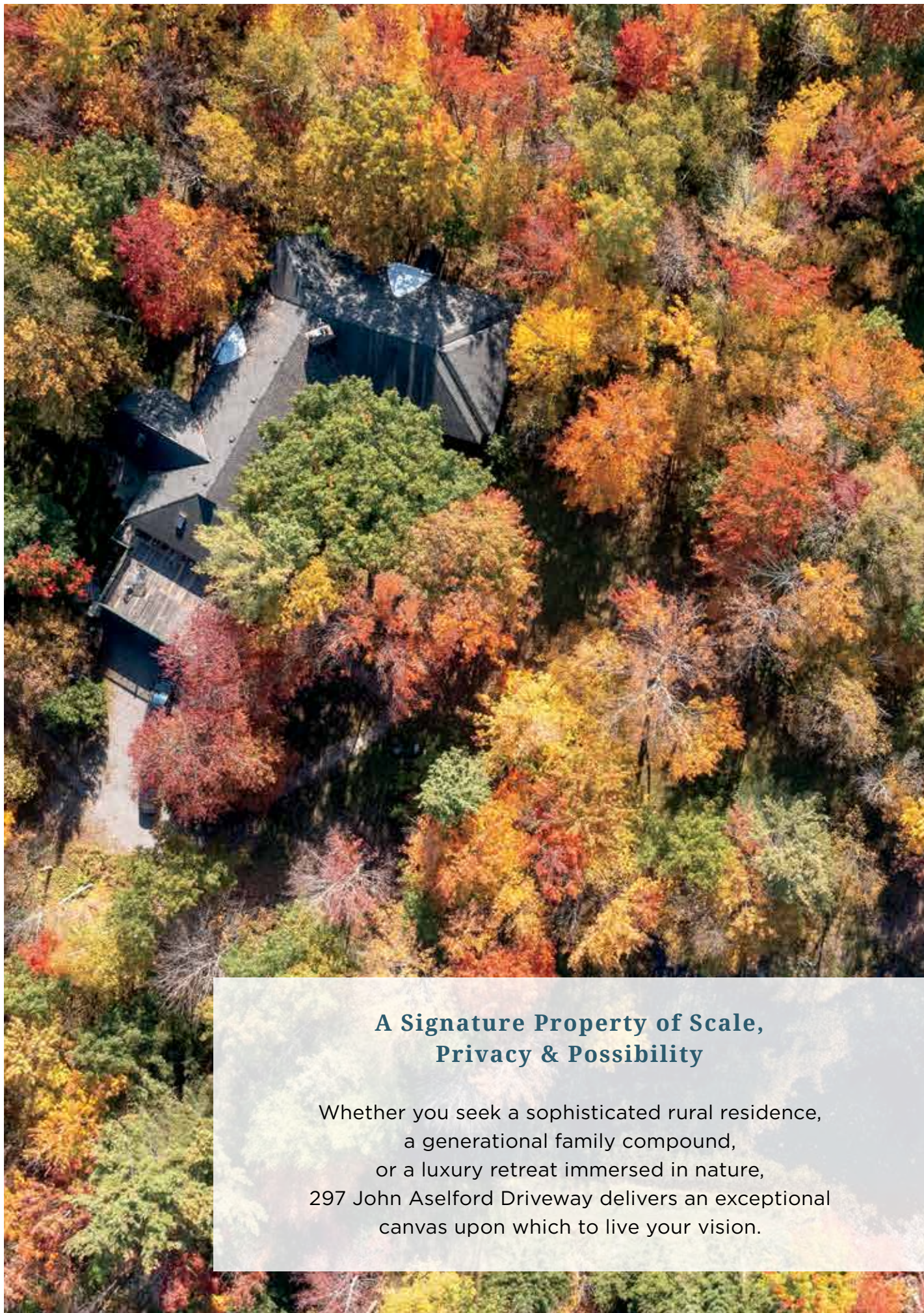


Technical Excellence & Systems

- 6-ton closed-loop geothermal heat pump with electric backup (2018)
- HRV system
- 350-ft drilled well (static level: 12 ft)
- Septic system: 4500 L concrete tank, 16.8 m x 20.6 m field (last pumped Nov 2023)
- Owned hot water tank (2023), central vacuum

Thoughtful Enhancements & Updates

- Furnace (2018)
- Heat Pump (2018)
- Hot Water Tank - Owned (2023)
- Roof: Garage flat roof (2020); House shingles (2007)
- Windows: Original (1992), well maintained



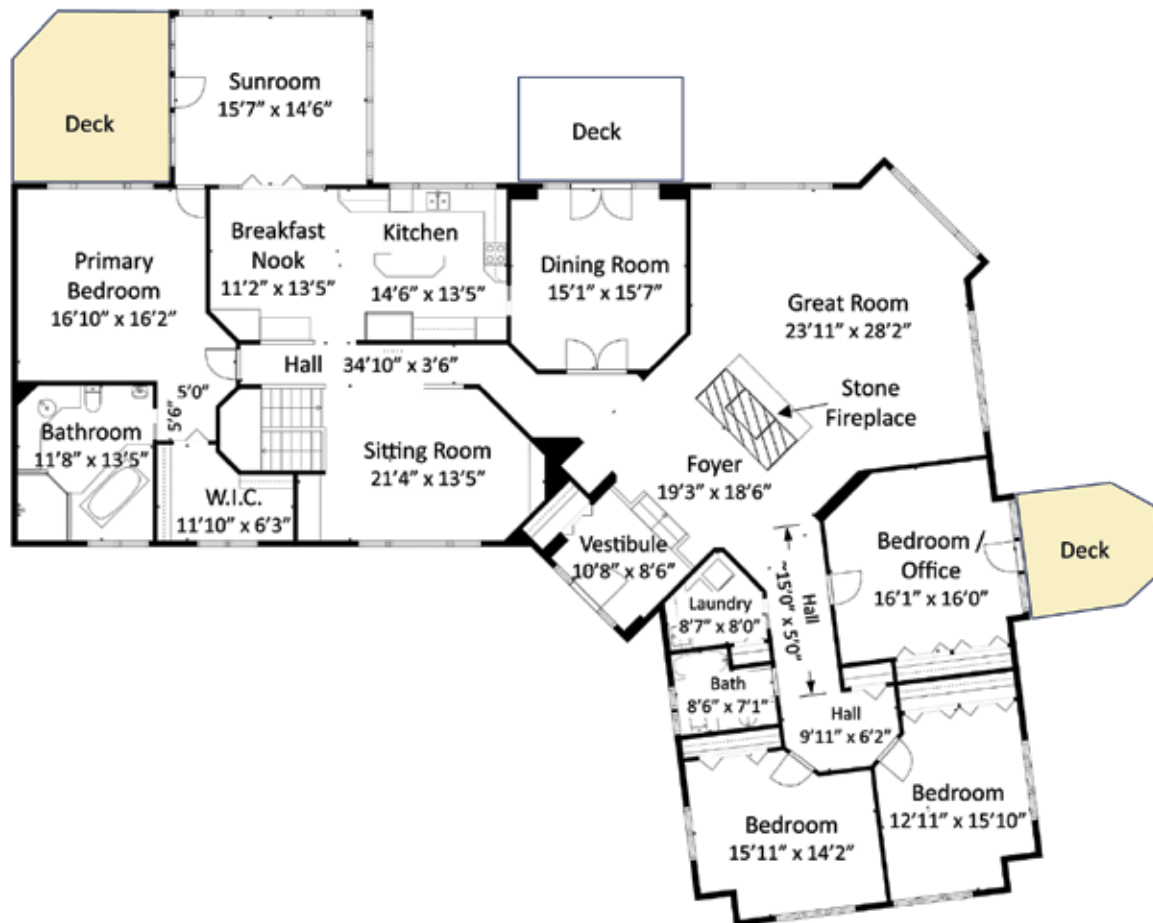
A Signature Property of Scale, Privacy & Possibility

Whether you seek a sophisticated rural residence,
a generational family compound,
or a luxury retreat immersed in nature,
297 John Aselford Driveway delivers an exceptional
canvas upon which to live your vision.





**A rare convergence of land,
lifestyle, and location.**

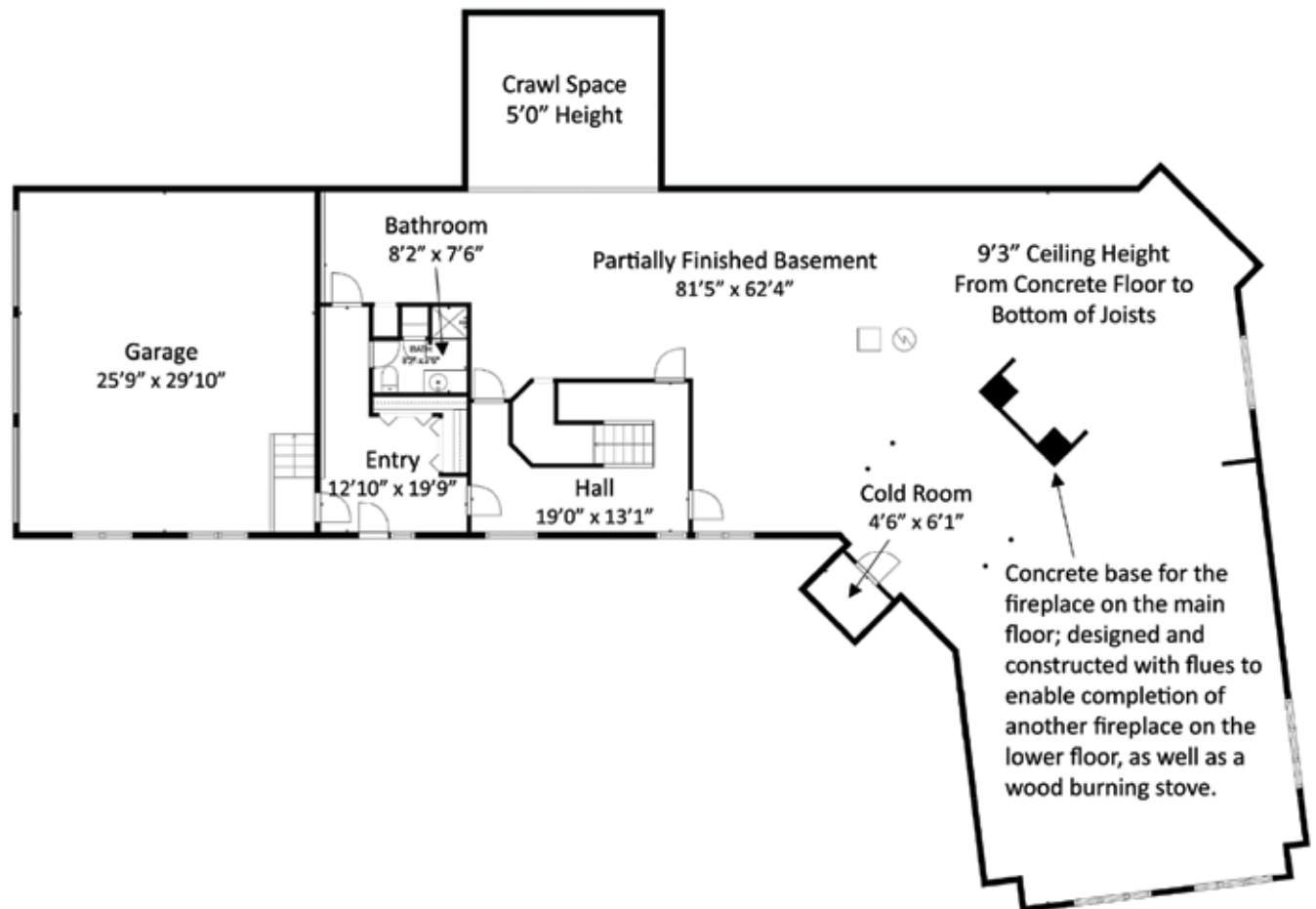


Main Floor Plan

Area ~3700 sq.ft.

Ceiling Height 15'0"
in Great Room

*dimensions shown are approximate only



Lower Floor Plan

Unfinished Area ~2900 sq.ft.

Finished Area ~400 sq.ft

Ceiling Height ~9'

*dimensions shown are approximate only



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