



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®

Detached 2-Storey Kanata

Offering over 2,400 sq. ft. of living space, this home features a stunning kitchen with quartz countertops, a cozy family room with a gas fireplace, and a heated saltwater pool. Ideal for families or those seeking privacy, just minutes from Tanger Mall and Kanata North Hi-Tech Corridor.

1536 Sherruby Way

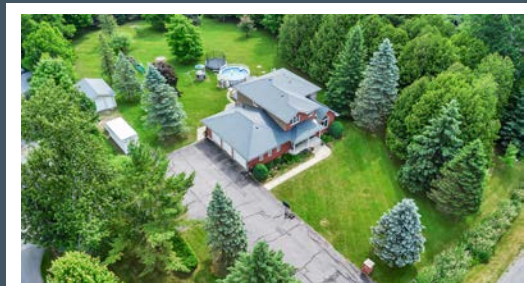
Kanata

About this Property

Welcome to this beautifully updated 4-bed, 3-bath executive home, set on a tranquil 2-acre lot in a quiet cul-de-sac.

Awesome Features:

- ✓ Quiet cul-de-sac on a tranquil 2-acre lot
- ✓ Bright open-concept layout w/ HW floors
- ✓ Chef's kitchen: quartz counters, gas cooktop, wall oven +++
- ✓ Cozy family room w/ gas fireplace
- ✓ Spa inspired ensuite w/ heated floors
- ✓ 3-season sunroom overlooking lush greenery



Contact me for more information:
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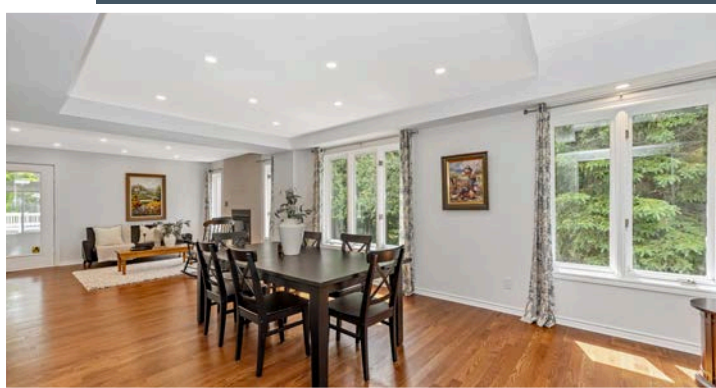


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Soaring vaulted ceilings and oversized windows fill the open-concept living room with beautiful natural light—creating an inviting and airy space to relax and entertain.

A thoughtfully designed layout allows for a natural connection to the formal dining area, enhancing both function and flow.



A warm and welcoming family room with a gas fireplace sits just off the kitchen—perfect for staying connected while you cook, relax, or entertain.



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



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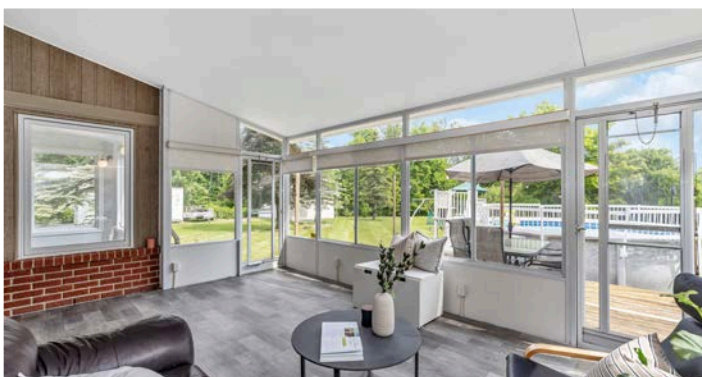
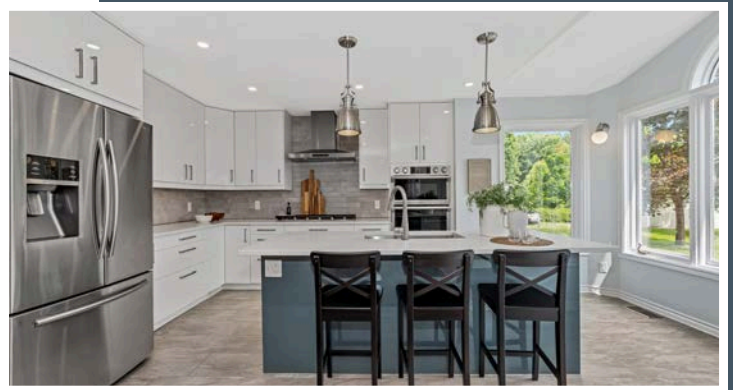


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Beautifully updated by the current owners, this magazine-worthy space features an open layout, modern pot lights, and room for the whole family to live, laugh, and unwind.

Designed for the chef in the family, the spacious kitchen features sleek quartz countertops, a gas cooktop, stainless steel appliances—including a built-in wall oven and microwave—and a generous island that invites both conversation and culinary creativity



Just off the family room, a lovely screened-in porch extends the living space and offers peaceful views of the beautifully landscaped backyard—perfect for morning coffee or evening relaxation.

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The luxurious and expansive primary suite offers a peaceful retreat, complete with thoughtfully designed Pax-style storage to keep everything beautifully organized.

The spa-inspired ensuite is a true retreat, featuring heated tile floors, a double vanity, a luxury glass shower, and a freestanding tub—designed for ultimate relaxation and everyday indulgence.



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1536 Sherruby Way Kanata

Builder

Custom

Year Built

~1994

Property Tax

~\$5,576.37/2025

Hydro

~Average of \$335/month

Closing Date

August 18th or To Be Arranged

Rental Items

Nil

Propane

~Average of \$85/month

Inclusions

Fridge, stove, dishwasher, washer, dryer, hood fan, microwave, all light fixtures, all drapery tracks and rods, all window blinds, HRV, garage door opener, central vacuum, above ground salt water pool, pool heater, Ikea PAX 3 towers plus wardrobe, dehumidifier x2, air compressor hose reels x 2 (not compressor itself), play structure, water UV lamp, sediment filter, water softener, sump pump (x2)

Exclusions

Bike hooks, snowboard racks

Updates & Upgrades

~ 2018 - Kitchen, master bath (full), remove wall between dinning and living room, removed popcorn ceiling, new paint, 2nd level hardwood installed, UV water treatment light and sediment filter, 2 sump pumps, battery backup, new lighting, concrete in detached garage

~2021 - 16 KW Generac Generator

~2022 - Pool, electric pool heater, pool liner

Hot Water Tank

~2024

Furnace

~2016

Pool

~2022

Pool Liner

~2022

Flooring

2nd level 2018

Roof

~2002

Stove

~2018

Fridge

~2018

Washer

~2024

Dryer

Unknown

Dishwasher

~2018

Windows

~Original



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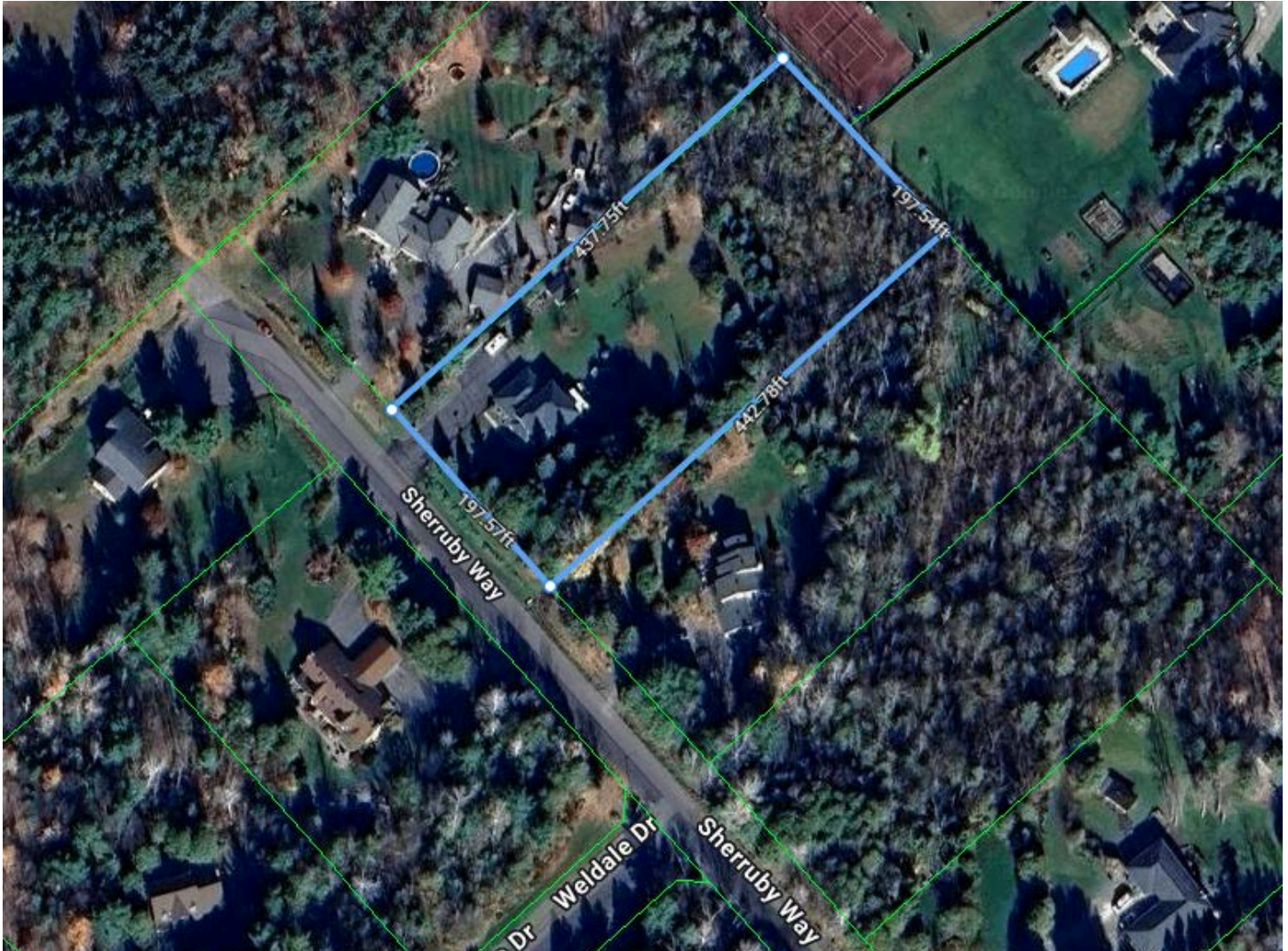




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Lot Measurements as per GeoWarehouse

Approx. 197.57' wide at front x 437.75' deep x 197.54' wide at rear



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What's Nearby

Transit:

The nearest street-level transit stop is Donald B. Munro at Robertlee

Safety:

Queensway Carleton Hospital - 14.24km

Fire Station 45 - 3.82km

Ottawa Central/West Police - 8.13km

Parks and Recreation:

Loch March Golf & Country Club - 1755 Old Carp Rd - 5 Minute drive

- Golf Course - Country Club

Bannockburn Park - 1557 Landel Drive - 17 minute walk

- Playground and Sports Field

Trevor Vance Park - 129 Goodman Drive - 2.71km

- Playground

South March Highlands Conservation Forest - 895 Old

Second Line Road ~ 6.5 km

- Hiking & Biking trails



Schools in the Area

Public Schools

South March PS | 1032 Klondike Road

West Carleton SS | 3088 Dunrobin Road

Jack Donohue PS | 101 Penrith Street



Catholic Schools

St. Isidore School | 1105 March Road

All Saints Catholic HS | 5115 Kanata Avenue



French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉEC Saint-Rémi | 100 Walden Drive

ÉSC Paul-Desmarais | 5315 Abbott Street East

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

Please check with boards for individual needs*

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