



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



51 Marchvale Drive

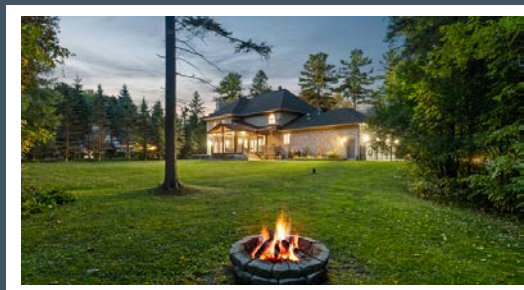
Detached 2 Storey
Kanata - Rural Kanata

About this Property

Built in 2000 and thoughtfully updated, this elegant full stone home offers a perfect blend of timeless charm and modern comfort. A three-car garage and landscaped grounds create a striking first impression, while the screened-in porch with vaulted ceiling invites relaxed summer evenings and entertaining. The fenced yard ensures a safe retreat for children and pets, and beyond lies a backdrop of mature trees and natural beauty for a serene, nature-filled lifestyle.

Awesome Features:

- ✓ Designer Kitchen
- ✓ Spacious Primary Suite
- ✓ Hardwood flooring throughout
- ✓ Full Stone Exterior
- ✓ Oversized 3-Car Garage
- ✓ An abundance of natural light



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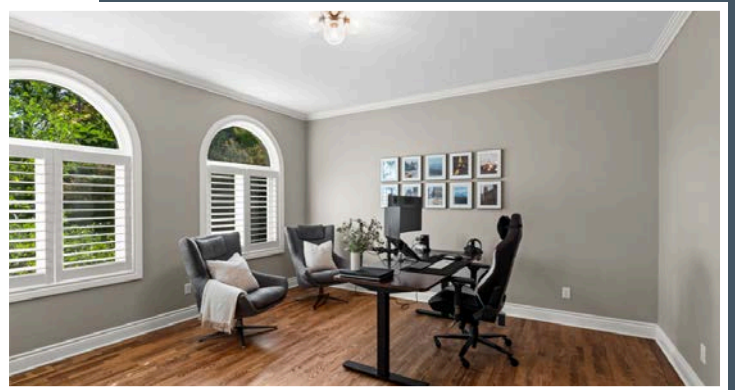


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A grand double-door entry welcomes you into a tiled foyer with freshly painted interiors, where soaring 9' ceilings enhance the sense of space.

Off the foyer, the dining room — currently styled as a main floor study — offers versatility to suit your lifestyle. Whether hosting formal gatherings or creating a private work-from-home retreat, this space blends elegance and function, making it an ideal extension of the home's thoughtful design.



The formal living room is light and bright, with oversized windows that invite natural sunshine throughout the day. This elegant space offers a welcoming atmosphere, perfect for quiet relaxation or gathering with guests, while framing lovely views of the surrounding property.



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



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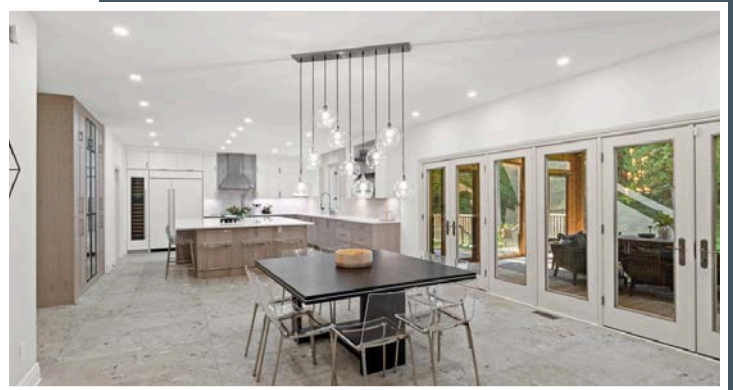


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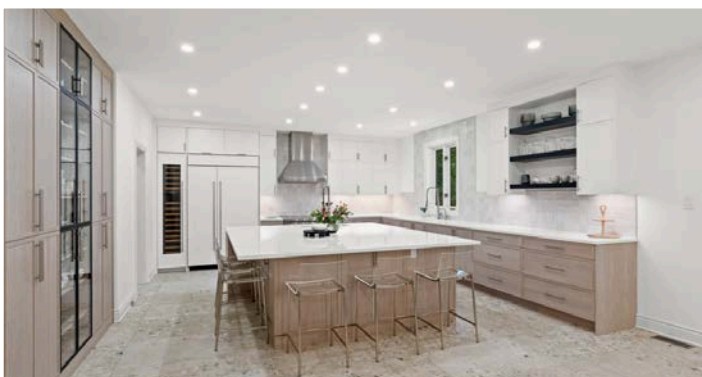


The sunken family room, framed by elegant pillars, features a cozy wood-burning fireplace that sets the stage for everyday gatherings. Double doors open directly to the outdoor deck, creating a seamless transition between indoor comfort and outdoor living.

The open-concept design allows the eating area to flow effortlessly from the family room into a kitchen that feels straight out of a magazine. From the eating area, French doors open to a charming screened porch with a vaulted ceiling — a perfect retreat for summer dining, morning coffee, or relaxing evenings surrounded by nature.



The 2024 Deslaurier kitchen impresses with Sub-Zero/Wolf appliances, custom cabinetry, quartz counters, and a large island with seating for six, plus a prep sink, pot lights, and undercabinet lighting — completing this elegant and highly functional space, ideal for both family living and entertaining.



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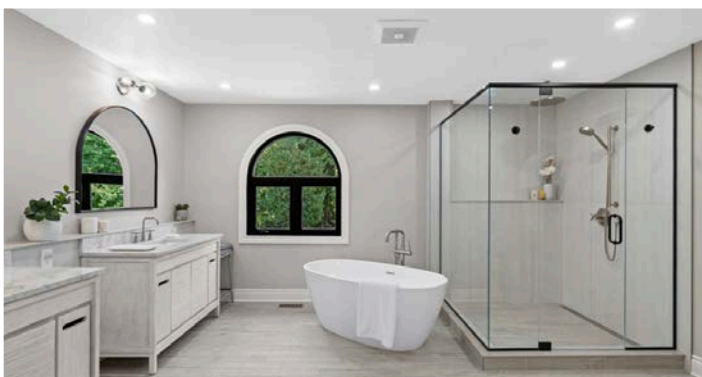




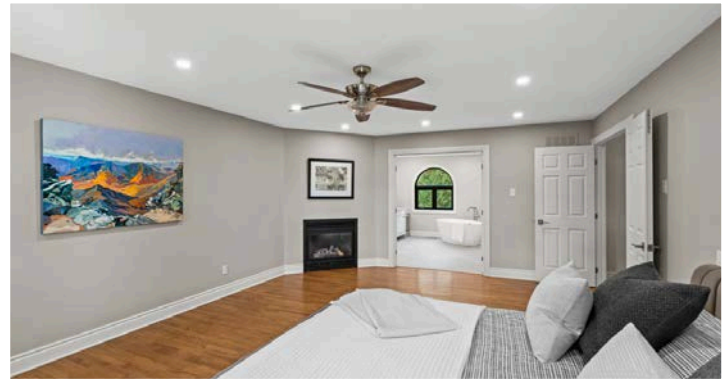
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The spacious primary retreat features a cozy gas fireplace and custom walk-in cabinetry, creating a warm and luxurious haven designed for both comfort and organization.



French doors open to a screened porch with a vaulted ceiling — a seasonal favourite for relaxing, dining, or entertaining. Enjoy your property from the comfort of this inviting space.



The spa-inspired ensuite offers a luxurious escape, complete with a deep soaker tub, dual vanities, heated floors, and a heated towel rack — blending everyday function with indulgent comfort.

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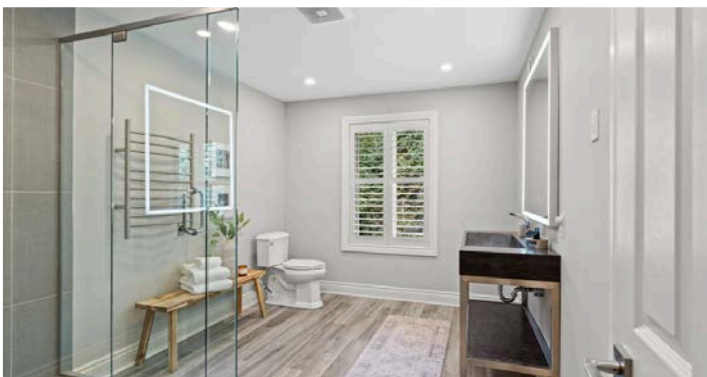
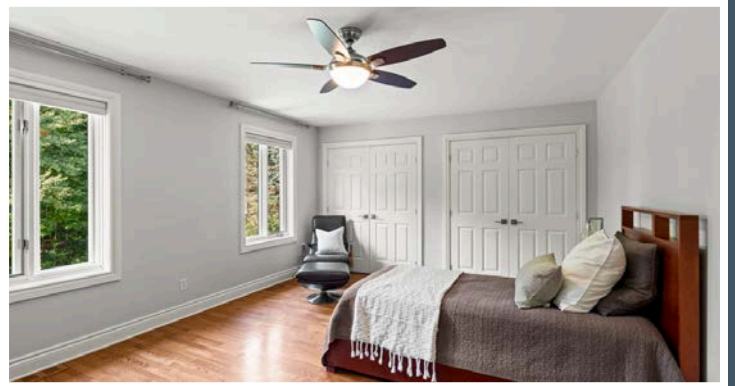
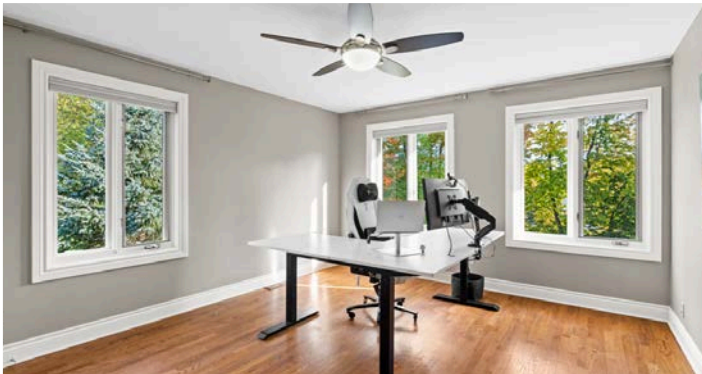




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The second level features hardwood flooring throughout and offers three generously sized bedrooms, each designed to provide comfort and versatility for family and guests alike.



The updated main bath (2018) showcases custom finishes, a relaxing design, and the comfort of heated floors and a heated towel rack.

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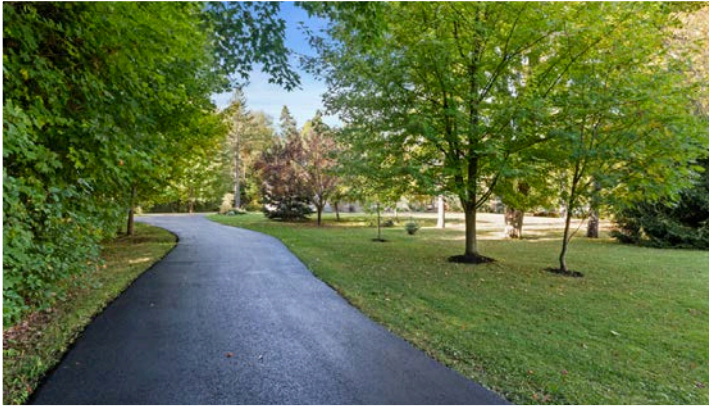


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A winding drive leads to the residence, gracefully tucked among mature trees that provide both beauty and privacy in a serene natural setting.

An oversized three-car garage provides ample space for vehicles, recreational toys, and additional storage, combining convenience with functionality.



Surrounded by mature trees and set on 2.47 acres, this full-stone executive residence exudes timeless presence while offering exceptional privacy in a truly natural setting.

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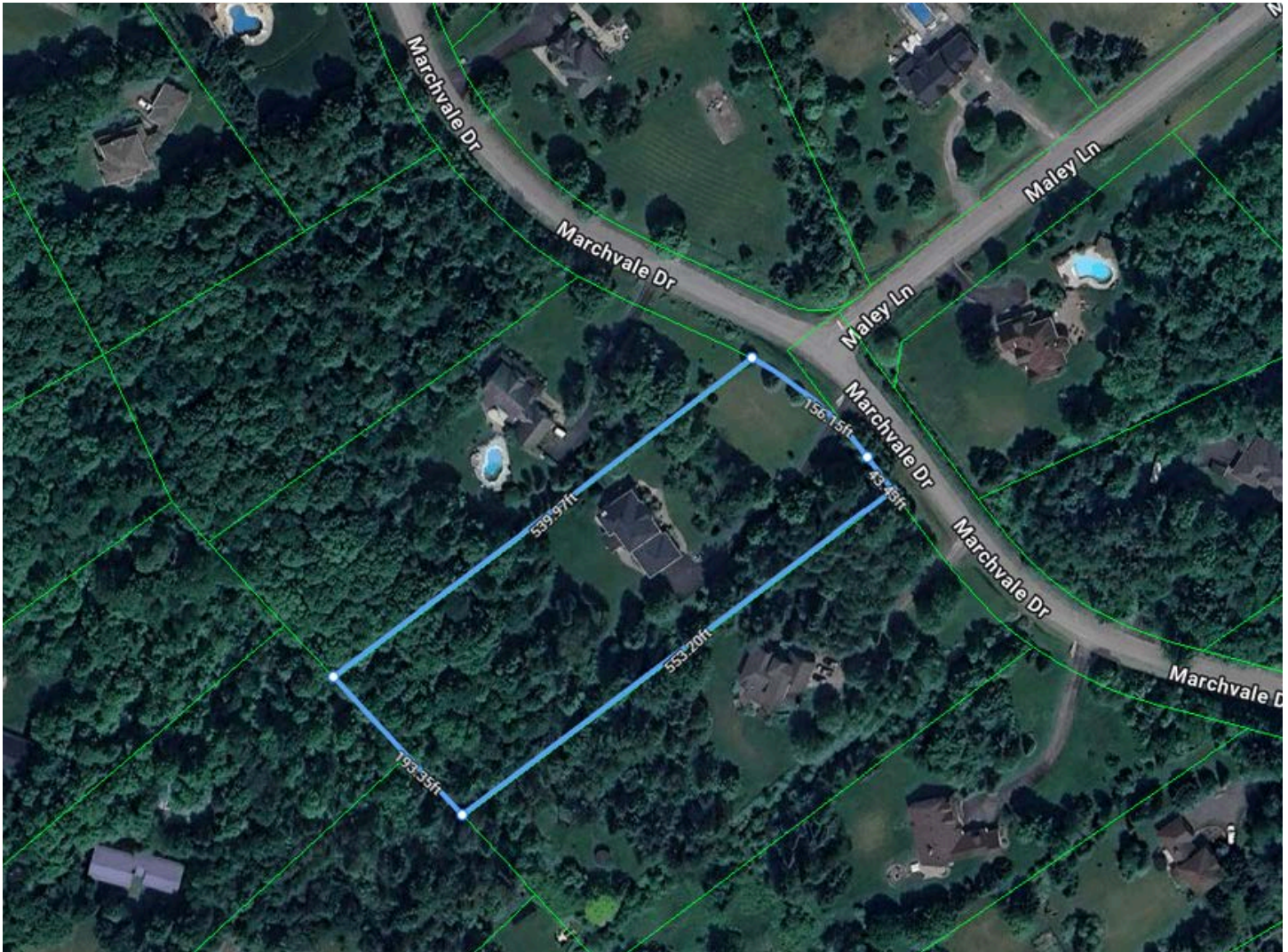




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Lot Measurements as per GeoWarehouse

Approx. 199.58' wide at front x 539.97' deep x 193.35' wide at rear



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Kanata - Rural Kanata

Builder, Age

Custom - 2000

Closing Date

End of November or To Be Arranged

Property Tax

~\$8,750.45/2025

Rental Items

Alarm Monitoring

~\$43.49/month

Hydro

~\$151/month

Gas

~\$160/month

Internet (Starlink)

~\$150/month

Inclusions

SubZero fridge/freezer/wine fridge, induction range, dishwasher, washer, dryer, hood fan, microwave, all light fixtures, all bathroom mirrors, mirror in WIC, all window blinds, California shutters, TV and TV wall bracket in living room, humidifier, air conditioner, garage door opener, smart Ecobee thermostat, 50 amp EV charger outlet, water softener, reverse osmosis, Generac, Tankless water heater, HRV 'as is' not used, stand up freezer in LL 'as is'.

Exclusions

Mirrors in dining room, all artwork, LL Fridge

Updates & Upgrades

- 2016 - Garage roof
- 2017 - Fireplace inspection (wood FP), sump pump
- 2018 - Main roof, Main bathroom renovation (heated floors & towel rack, all plumbing)
- 2019-2020 - Windows replaced (12)
- 2021 - Septic pumping
- 2021 - Generac full-house generator 20 kW, driveway asphalt, Pella doors maintenance, security monitoring & cameras
- 2022 - Air conditioner, front walkway extension & garden beds
- 2024 - Tankless water heater (owned), master bedroom/ensuite/walk-in closet custom cabinetry
- 2024 - Stove, fridge, kitchen cabinetry, wine fridge, fan, microwave, and 1st-level tile flooring
- 2025 - Washer & dryer, mudroom flooring, living room & family room, bedrooms 2 & 3 paint, living room & family room HW refinished, Lower level flooring painted, Driveway re-sealed, powder room

Generator

~2021

A/C

~2022

Tankless Water Heater

~2024

Windows

~2000/2019-2020 (12)

Roof

~2016 & 2018

Induction range

~2024

Fridge

~2024

Washer

~2025

Dryer

~2025

Dishwasher

~2018

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What's Nearby

Transit

The nearest street-level transit stop is Halton At Whernside

Safety

Queensway Carleton Hospital - 3045 Baseline Road

Fire Station 45 - 1040 Riddell Drive

Ottawa Central/West Police - 211 Huntmar Drive

Parks And Recreation

Bannockburn Park

- 11 minute walk - 1557 Landel Drive

- Playground and Sports field

Loch March Golf & Country Club

- 14 minute walk - 1755 Old Carp Road

- Golf Course and Country Club

Trevor Vance Park

- 2.52km - 129 Goodman Drive

- Playground

South March Highlands Conservation Forest

- 2.99km - 895 Old Second Line Road

- 2 Trails



Schools in the Area

Public Schools

Jack Donohue PS | 101 Penrith Street

South March PS | 1032 Klondike Road

West Carleton SS | 3088 Dunrobin Road



Catholic Schools

St. Isidore School | 1105 March Road

All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools

ÉEP Grand-Ourse | 1385 Halton Terrace

ÉEC Saint-Rémi | 100 Walden Drive

ÉESP Maurice-Lapointe | 17 Bridgestone Drive

ÉSC Paul-Desmarais | 5315 Abbott Street E



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

Please check with boards for individual needs*

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