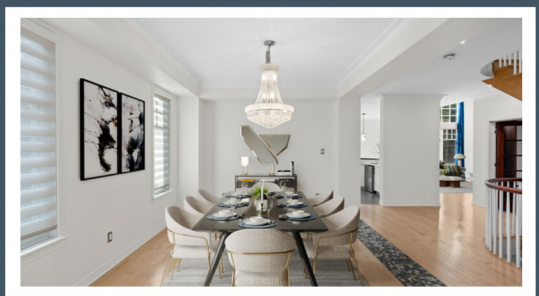
HAUSCHILD GROUP
REAL ESTATE TEAM

Christine Hauschild
REALTOR®

Detached 2 Storey

Kanata Lakes/Heritage Hills

Welcome to one of the most desirable streets in Kanata Lakes, where timeless Craftsman style and modern elegance meet. Set on a quiet crescent with incredible curb appeal, this residence immediately feels like home. The covered front porch offers a cozy, nostalgic ambiance — the kind of space where you can sip coffee while watching children play on the crescent, and where neighbours become friends.



60 Ironside Court

Kanata Lakes/Heritage Hills

About this Property

Life here is filled with simple joys — mornings on the front porch, afternoons exploring nearby Beaver Pond trails, evenings by the fire, and weekends spent entertaining in the sunlit kitchen.

Awesome Features:

- ✔ Abundance of Natural Light
- ✔ Generously Sized Bdrms
- ✔ Sophisticate Main-Floor Office
- ✔ Wood Burning Fireplace WETT Certified
- ✔ Fully Fenced Backyard
- ✔ Large Corner Pie Shaped Lot

Contact me for more information:
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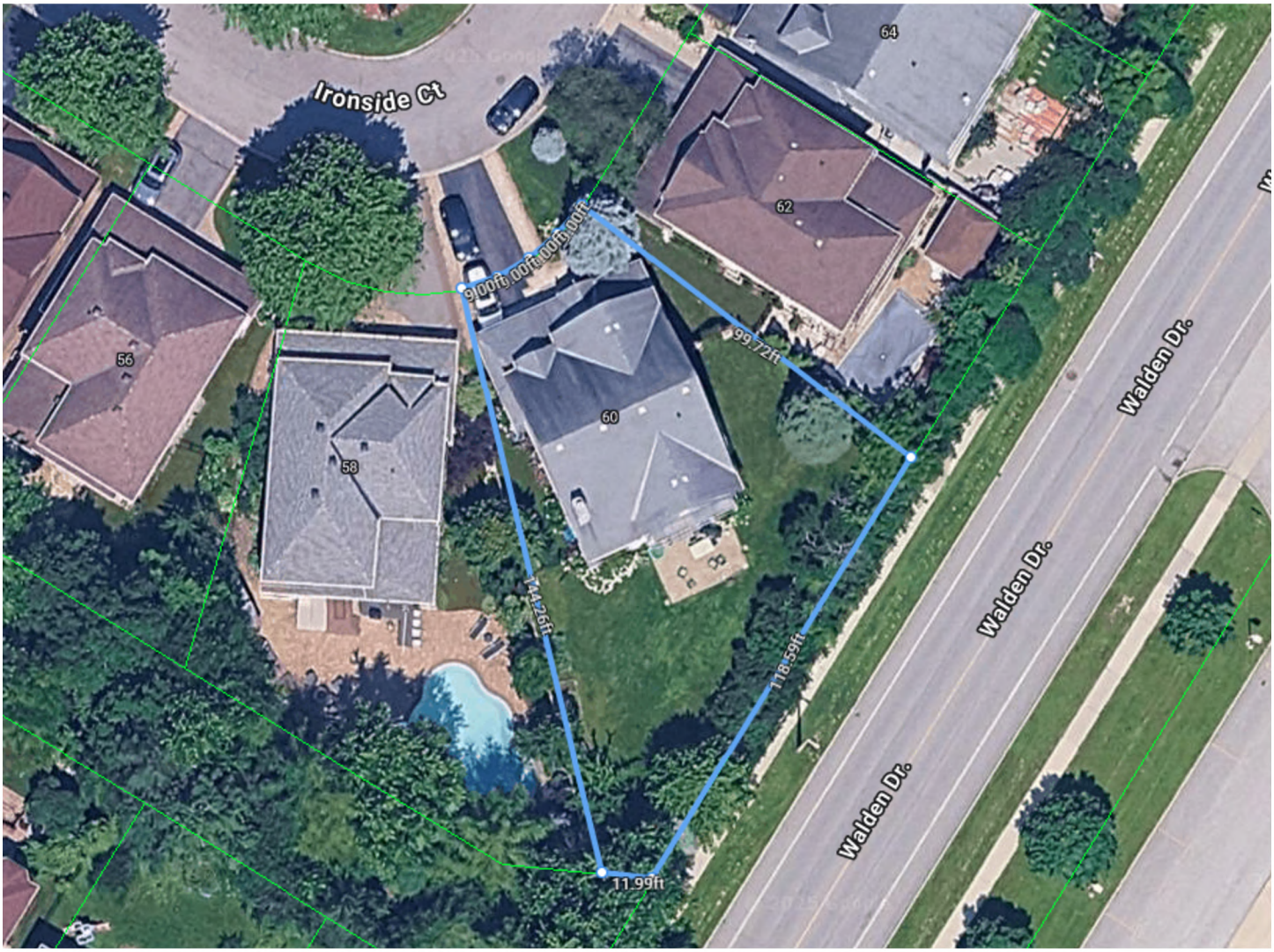
Lot Measurements as per GeoWarehouse
11.99 ft x 118.59 ft x 99.72 ft x 9.00 ft x 9.00 ft x 9.00 ft x 9.00 ft x 144.26 ft



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

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60 Ironside Court

Kanata Lakes/Heritage Hills

Builder
Tamarack Homes

Year Built
~2003

Closing Date
Immediate or To Be Arranged

Property Tax
~$9,359.87/2025

Rental Items
Hot Water Tank ~ $40/Month
Alarm System ~ $15/month

Hydro
~$100/month

Water/Sewer
~$100/month

Gas
~$150/month

Inclusions
Fridge, cook top, wall oven, dishwasher, washer, dryer, hood fan, humidifier, air conditioner, microwave, all light fixtures, all drapery tracks & rods, all window blinds, all drapes, HRV 'as is', garage door opener, central vacuum, nest thermostat

Updates & Upgrades
- ~2021 Upgraded and replaced pot lights and added more in the living room/dining room
- -2022 Full Front Yard interlock, steps, and porch plus driveway asphalt
- ~2024 Kitchen Flooring and cabinets are upgraded and new wall oven added
- ~2024 Main floor bathroom fully renovated, en-suite and 2nd floor bathroom vanity and lighting upgraded
- ~2024 Siding wood shingles, wood trimming window siding freshly painted
- -2025 Interior painting

Hot Water Tank
~2020

Furnace
~2021

A/C
~2018

Windows
~2004

Flooring
~2004

Roof
~Updated partially in 2018 by prev. owner

Dishwasher
~2018

Washer & Dryer
~2021

Patio Door
~2025

Wall Oven & Microwave
~2024

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What's Nearby

Transit

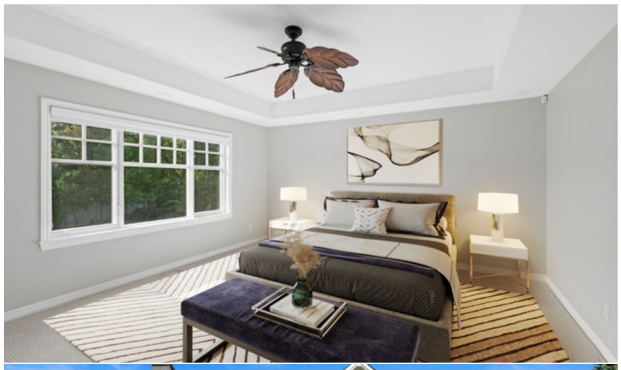
The nearest street-level transit stop is Walden at Ironside

Safety

Queensway Carleton Hospital - 9.1km - 3045 Baseline Rd
Fire Station 42 - 1.88km - 1021 Teron Rd
Ottawa OPP - 2.8km - 1921 Provincial Police Lane

Parks and Recreation

Beaver Pond Park - 1 minute walk - 130 Walden Drive
- Playground, Tennis Court, Volleyball Court, Sports Field, Splash Pad, and Walking Trail
Whalen Park - 7 minute walk - 4111 Kanata Ave
- Playground, Rink, Basketball Court, Ball Diamond 3 Sports Fields, Track, Sports court and Walking Trail
Weslock Park - 9 minute walk - 73 Weslock Way
- Playground, Sports Field and Walking Trail



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 High School | 5115 Kanata Avenue

French & French Catholic Schools

ÉSC Paul-Desmarais | 5315 Abbott St E
ÉÉC Saint-Rémi | 100 Walden Drive
ÉEP Grand-Ourse | 1385 Halton Terrace
ÉESP Maurice-Lapointe | 17 Bridgestone Drive

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

Please check with boards for individual needs*

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