



Christine Hauschild  
REALTOR®



## 36 Halldorson Crescent

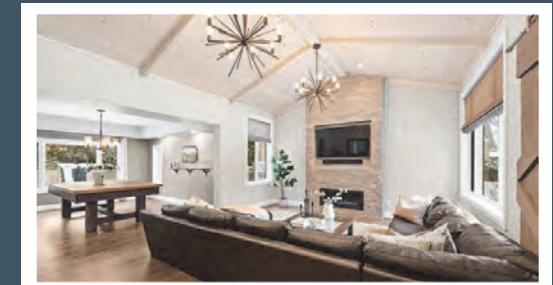
Detached, 2-Storey  
Kanata Lakes/Heritage Hills

### About this Property

Completely reimagined inside and out through a custom renovation in 2015 by architect Kayla Spruit and designer Tammara O'Leary of MYHome, this exceptional 6 bedroom, 5 bathroom residence offers over 5,100 square feet of impeccably finished living space across three levels. Refined architectural detail defines every space, while a private backyard oasis provides a natural extension of the home, creating a perfect setting for family life.

### Awesome Features:

- ✓ Custom Renovations
- ✓ Vaulted Living Room
- ✓ Spacious 3-Car Garage
- ✓ Expansive Lower Level
- ✓ Premium Lot with No Rear Neighbours
- ✓ Hot Tub & Gunite Pool



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A grand first impression sets the tone in the spacious foyer with herringbone tile and a refined recessed ceiling detail. This welcoming entry opens to a striking main staircase with LED lights, rich engineered hardwood floors and a statement chandelier, creating an elegant transition into the heart of the home.



The chef's kitchen blends beauty and function with quartz counters, SS appliances, a Monogram six-burner gas cooktop w/ BBQ grill and double electric oven, Monogram built-in fridge w/ ice maker and water filtration system, farmhouse sink, Kitchen Aid streak-free dishwasher, and a Monogram drink/wine fridge. Ample cabinetry, pantry storage, a large island, and a breakfast bar make this a standout space.

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



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Filled with natural light and views of the backyard and pool, the family room flows seamlessly from the kitchen and is anchored by a gas fireplace with custom millwork and a statement wood beam.

Ideally positioned between the kitchen and living room, the dining area is defined by a recessed ceiling with pot lights that add warmth and ambiance, creating a refined yet inviting space ideal for both intimate dinners and larger celebrations.



A true showstopper, the living room features soaring vaulted ceilings finished with white wood planks and dramatic statement chandeliers. Floor-to-ceiling stone surrounds the gas fireplace and television, creating a stunning focal point and an unforgettable sense of scale and design.

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Tucked just off the living room behind a grand sliding barn door, the home office offers a quiet and inspiring workspace. Large windows provide peaceful views of the front of the home, while a striking glass light fixture adds style to this spacious and functional space.

Located on the main level, the primary suite is a serene retreat accented by decorative wood paneling, elegant pendant lighting and a built-in dresser with quartz countertop. The spacious custom walk-in closet features built-in organizers, integrated laundry hampers, and a quartz countertop dresser, providing both convenience and luxury.



The spa-inspired ensuite features heated floors and a quartz double vanity with dark cabinetry, offering both style and ample storage. A spacious walk-in steamer shower creates a luxurious daily escape, while a separate toilet area adds privacy and function to this beautifully appointed space.

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The first two bedrooms on the upper level are currently connected by double sliding doors and can easily be converted back. This flexible layout lends itself perfectly to an in-law or teen suite, offering versatility to suit a variety of lifestyle needs.



A third spacious bedroom on this level offers a large walk-in closet with built-ins and a bright private ensuite. Designed with comfort and privacy in mind, this space is well suited for family or guests seeking their own private space.

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With over 1,400 square feet of finished living space, the lower level is ideal for hosting and everyday enjoyment. The inviting recreation room is centred around a beautiful gas fireplace, making it the perfect setting for movie nights, while a separate games room offers ample space for family activities.



This level includes two additional bedrooms, one with a convenient cheater ensuite, along with a large utility area currently used as a home gym. Two expansive storage rooms offer incredible potential for future customization, hobbies, or additional living space.

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A private backyard oasis backing onto a scenic path with no rear neighbours, this outdoor space is framed by mature foliage and wrought iron and cedar fencing. Offering outstanding privacy and a natural setting, it creates a peaceful extension of the home year-round.



Thoughtfully designed, this outdoor space includes a large cedar deck, a covered BBQ area with tiled accent wall located off the kitchen, and a stone patio. A resort-style 8' deep saltwater gunite pool, Arctic Spa hot tub, irrigation system (front/back & flowerbeds), and pool shed complete this exceptional backyard.

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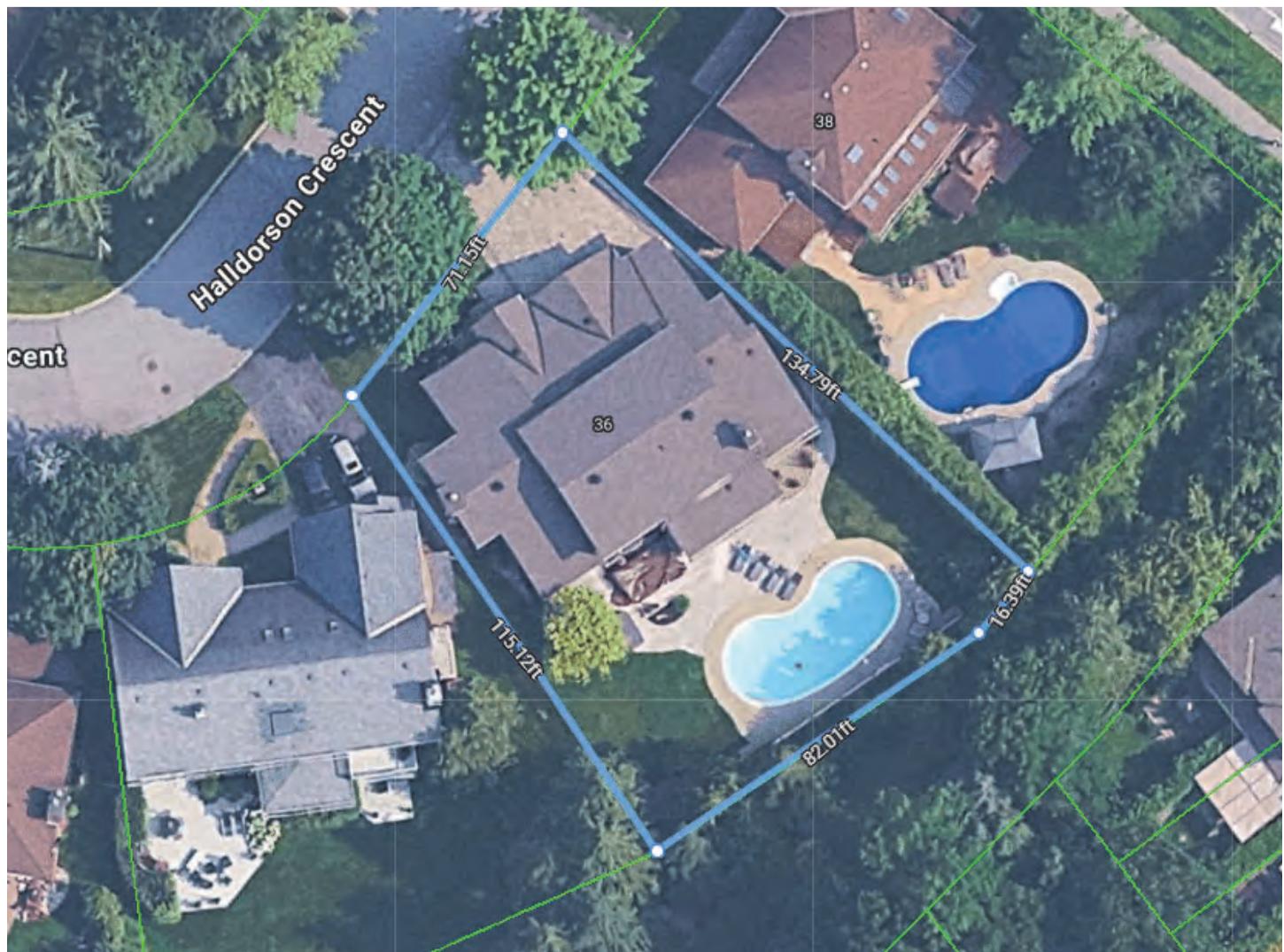
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Lot Measurements as per GeoWarehouse

71.15 ft x 115.12 ft x 82.01 ft x 16.39 ft x 134.79 ft



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# 36 Halldorson Crescent Kanata Lakes/Heritage Hills

Builder  
Gerhard Linse

Year Built  
~1989

Property Tax  
~\$10,850.59/2025 as per tax bill

Hydro  
~\$195/month

Model  
Custom

Closing Date  
To Be Arranged

Rental Items  
Hot Water Tank  
~\$48.30/month

Water/Sewer  
~\$142/every 2<sup>nd</sup> month



Gas  
~\$170/month

## Inclusions

Monogram built-in fridge w/ ice maker & water filtration system, Monogram six-burner gas cooktop w/ BBQ grill and double electric oven, Kitchen Aid streak-free dishwasher, hood fan, Monogram drink/wine fridge, microwave, washer, dryer, all light fixtures, in-ceiling speakers in kitchen, dining room, living room & exterior flower pot, 2 Sonos receivers in office, dining room shelf, bathroom mirrors, drapery tracks & rods, drapes, blinds, TVs w/ wall brackets, soundbars, smart thermostat, HRV, humidifier, central vac, radiant floor heating in primary ensuite, A/C, ring doorbell, Arctic Spa hot tub, gas pool heater, pool pump, pool shed, irrigation system in front/back & flower beds, natural gas hookup for BBQ, garage door opener w/ 3 remotes

## Updates & Upgrades

- ~2025 Pool heater
- ~2024 Pool shed roof
- ~2024 Epoxy pool deck coating
- ~2024 Cedar & wrought iron fencing
- ~2023 Backyard stone patio
- ~2020 Pool pump

- ~2020 Cedar deck and tiled accent wall
- ~2017 Stone driveway (regROUTED in 2023)
- ~2017 Front steps, landing, stone pillars and trim
- ~2015 Pool shed siding
- ~2015 Pool saltwater system and filter system
- ~2015 Custom renovations inside & exterior by MYHome

Hot Water Tank  
~2024

Furnace  
~2010

A/C  
~2011

Windows  
~2015

Flooring  
~2015 engineered hardwood

Roof  
~2015

Stove  
~2015

Fridge  
~2015

Washer  
~2023

Dryer  
~2023

Dishwasher  
~2025

Gunite Pool  
~1993



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## What's Nearby

### Transit

The nearest street-level transit stop is Knudson at Nelford

### Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

Police Station | 1921 Provincial Police Lane

### Parks And Recreation

Craig Park

- 2 minute walk | 16 Leacock Drive

- Trail

Sue Nickerson Park

- 5 minute walk | 88 Knudson Drive

- Playground

Gow Park

- 6 minute walk | 9 Beaverbrook Road

- Playground, skating rink, 2 basketball courts, sports field, 2 ball diamonds, sports court



### Schools in the Area

#### Public Schools

Stephen Leacock Public School | 25 Leacock Drive

W. Erskine Johnston Public School | 50 Varley Drive

Earl Of March Secondary School | 4 The Pkwy



#### Catholic Schools

Georges Vanier Elementary School | 40 Varley 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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