



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR®



# 278 John Aselford Drive

Bungalow

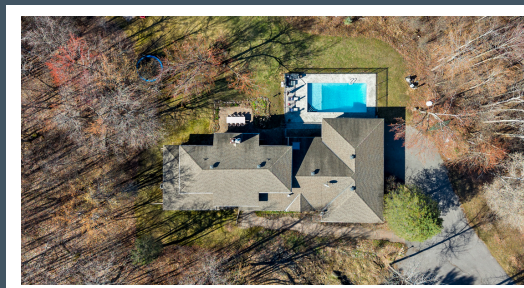
Saddlebrooke Estates - Rural Kanata

## About this Property

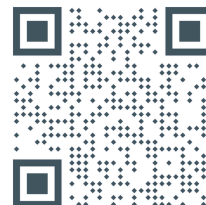
Set on a private 3.76 acre lot, this architecturally striking 4 bed, 5 bath custom bungalow offers over 4,100 sq ft of finished space and an exceptional blend of refined living and natural surroundings. A thoughtfully designed layout with a main level primary suite, a stunning chef's kitchen, and a resort-style backyard with a saltwater pool and landscaped grounds create a home perfectly suited for comfortable family living and elevated entertaining!

## Awesome Features:

- ✓ Serene 3.76 Acre Lot
- ✓ Bright & Expansive Layout
- ✓ 2-Storey Living Room
- ✓ Ensuite in 3/4 Bedrooms
- ✓ Main Level Primary Suite with Sun Room
- ✓ Outdoor Oasis with Saltwater Pool & Patios



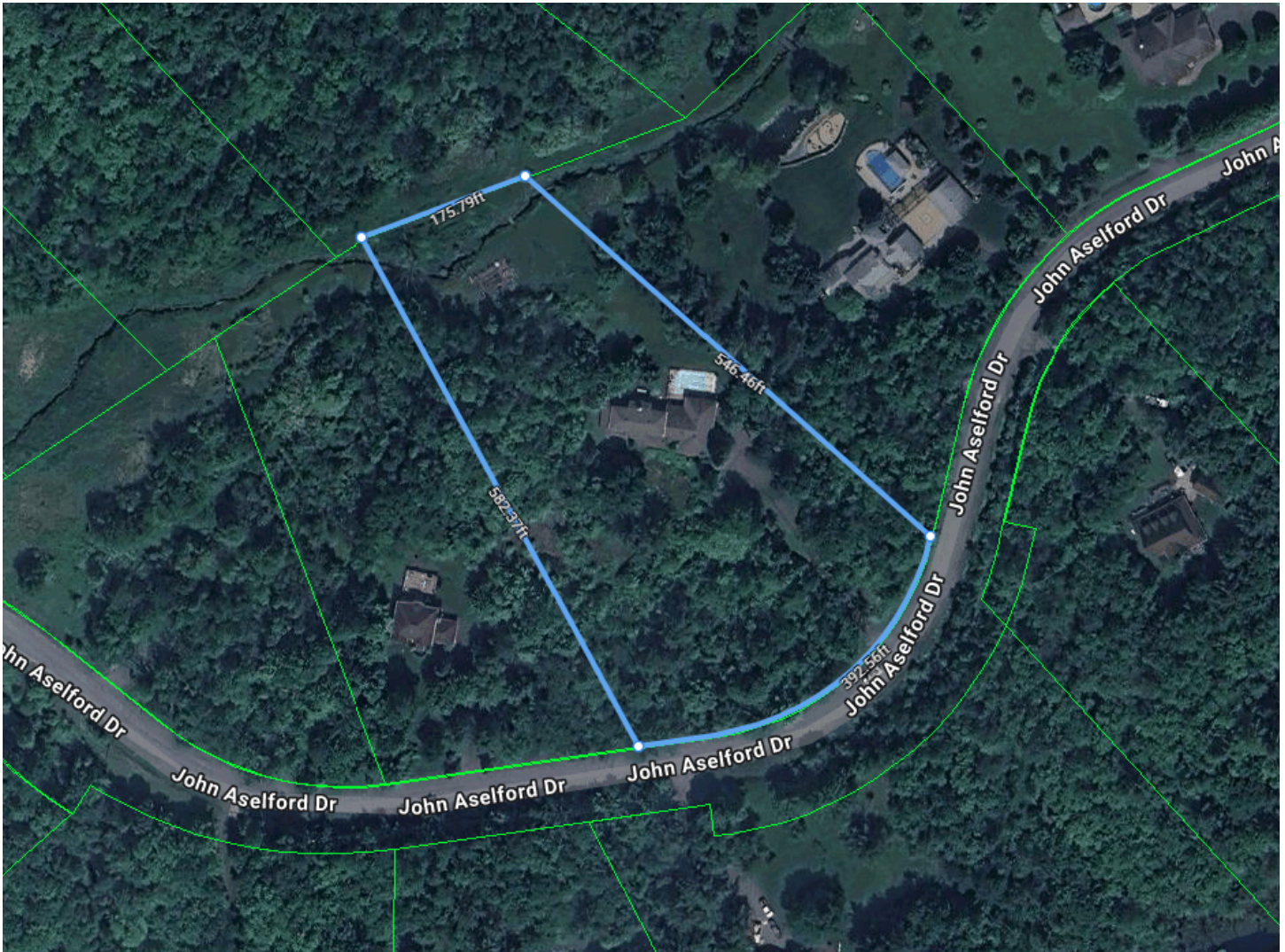
Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





Lot Measurements as per GeoWarehouse

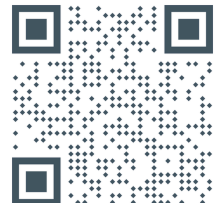
546.46 ft x 175.79 ft x 582.37 ft x 392.56 ft



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



Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





# 278 John Aselford Drive

## Saddlebrooke Estates - Rural Kanata

### Year Built

~1994

### Closing Date

To Be Arranged

### Property Tax

~\$8,193.48/2025 as per tax bill

### Propane

~\$442/month (including pool)

### Hydro

~\$150/month

### Inclusions

Fridge, gas cooktop, dishwasher, microwave, wall oven, hood fan, washer & dryer, fridge & freezer in mudroom, light fixtures, bathroom mirrors, drapery tracks & rods, drapes, window blinds, electric fireplace in gym/flex room, wardrobe in 2<sup>nd</sup> bedroom, hooks in foyer, pool robot, trampoline, breakfast area table & chairs, hot water tank, garage door opener w/ 2 remotes, central vacuum w/ accessories, UV water treatment, HRV, alarm equipment

### Updates & Upgrades

- ~2026 Some interior painting
- ~2024 Exterior painting
- ~2021 Ensuite bathroom
- ~2019 Interior painting; 8' deep saltwater pool (16' x 32')
- Water heater; furnace; chef's garden; landscaping

### Notes

- Wood-burning fireplace is not WETT-certified, but functional
- Appliances are in good working order, however some were installed by previous owners and exact ages are unknown

### Hot Water Tank

~2023

### Furnace

~2025

### A/C

Unknown

### Windows

~2017 per prev. listing

### Flooring

Unknown

### Roof

~2014 per prev. listing

### Stove

Unknown

### Fridge

Unknown

### Washer

~2023

### Dryer

~2023

### Dishwasher

Unknown

### Pool

~2019



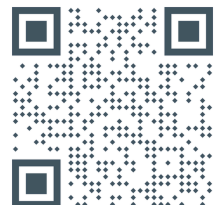
### Exclusions

TVs & wall brackets in living room & kitchen

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



Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com





## What's Nearby

### Safety

Queensway Carleton Hospital | 3045 Baseline Rd  
Fire Station | 475 Donald B. Munro Dr  
Police Station | 475 Donald B. Munro Dr

### Parks And Recreation

Saddlebrook Park  
- 8 minute walk | 160 John Aselford Dr  
- Trail  
Diefenbunker Baseball Diamond  
- 2.99 km away | 3911 Carp Rd  
- Ball diamond  
Huntley Community Association  
- 3.1 km away | 108 Juanita Ave  
- Playground, rink, 2 tennis courts, 2 ball diamonds, community centre, splash pad  
Langstaff Drive Soccer Fields  
- 3.2 km away | 192 Langstaff Dr  
- 4 sports fields



## Schools in the Area

### Public Schools

Huntley Centennial Public School | 118 Langstaff Dr  
West Carleton Secondary School | 3088 Dunrobin Rd

### Catholic Schools

St. Isidore School | 1105 March Rd  
All Saints High School | 5115 Kanata Ave

### French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terr  
École élémentaire secondaire publique Maurice-Lapointe | 117 Bridgestone Dr  
École élémentaire catholique Saint-Rémi | 100 Walden Dr  
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\*

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



Contact me for more information:  
Christine Hauschild, Realtor®  
Christine@hauschildgroup.com  
613-799-5570  
www.hauschildgroup.com

