



**HAUSCHILD GROUP**  
REAL ESTATE TEAM



Christine Hauschild  
REALTOR



# 6 Byrd Crescent

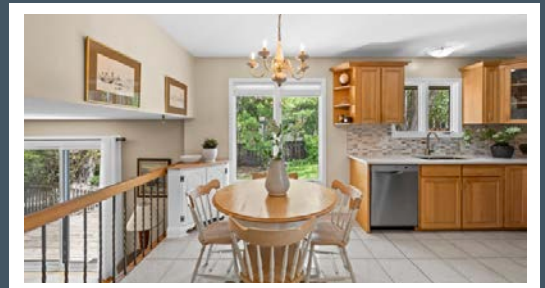
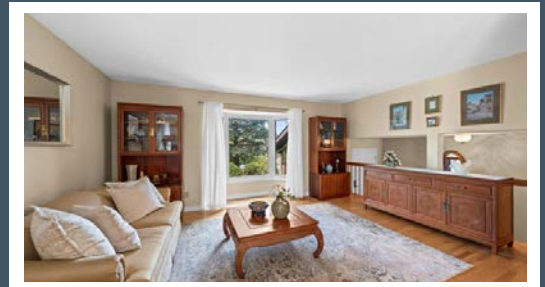
Detached - Side Split  
Kanata - Katimavik

## About this Property

This beautifully maintained 4-bed, 3-bath side-split in Katimavik sits on one of the community's most sought-after family streets, offering warm, generous living spaces and a seamless blend of comfort and style. A generously sized, retreat-like backyard, thoughtfully updated interiors, and a bright finished lower level come together to create a home that feels both refined and effortlessly livable.

### Awesome Features:

- ✓ Prime Location
- ✓ Top-rated School Area
- ✓ Spacious Layouts
- ✓ Bright Living Spaces
- ✓ Finished Lower Level
- ✓ Nearby 417 Hwy Access & Shopping



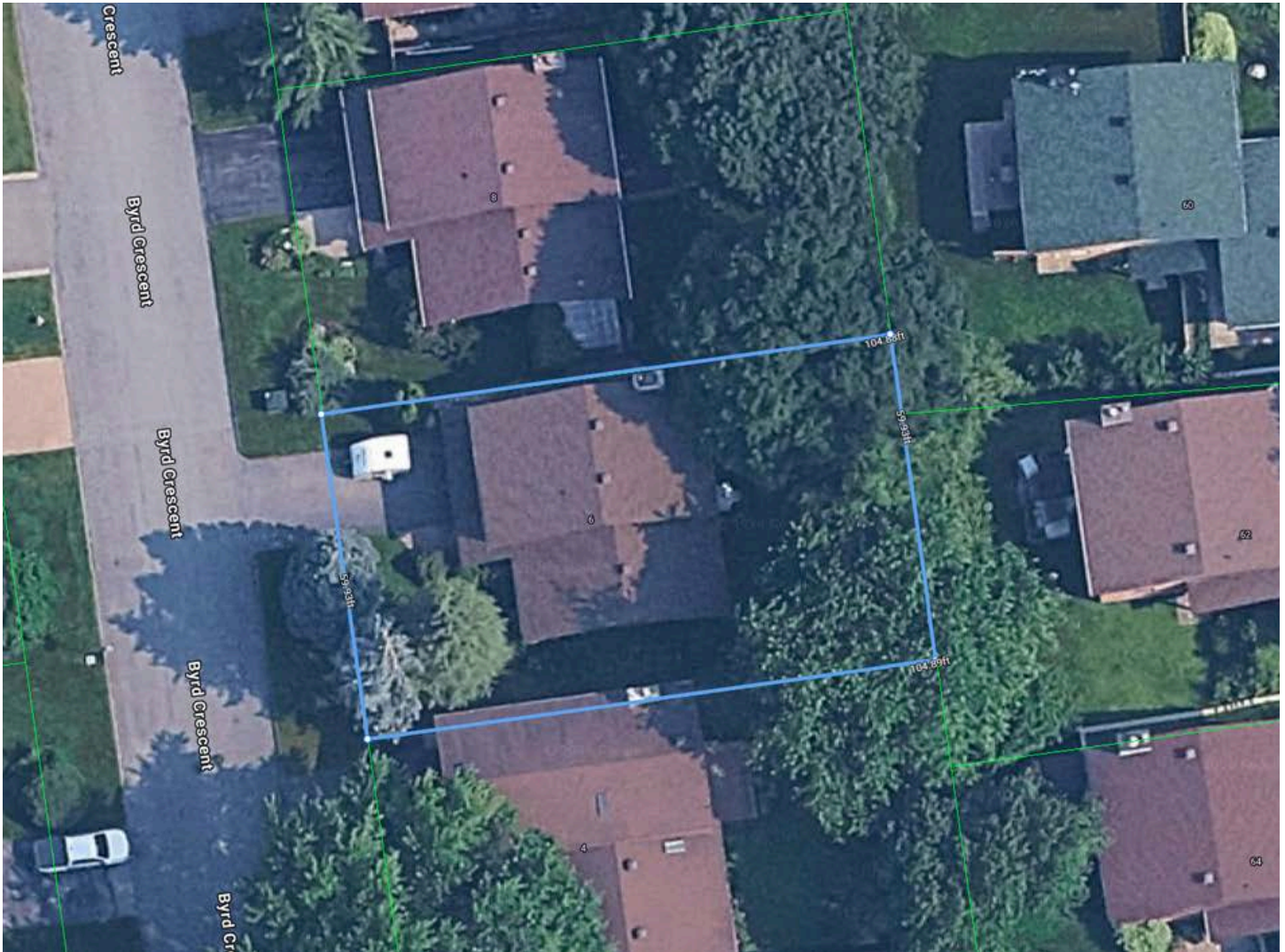
Contact me for more information:  
Christine Hauschild, Realtor®  
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613-799-5570  
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Lot Measurements as per GeoWarehouse

104.88ft x 59.93ft x 104.89ft x 59.93ft



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



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## Kanata - Katimavik

**Builder**  
Costain

**Model**  
Torreya

**Year Built**  
~1978

**Closing Date**  
Flexible

**Property Tax**  
~\$5,317.40/2026 as per property tax bill

**Rental Items**  
None

**Hydro**  
~\$70/month

**Water/Sewer**  
~\$115/month



**Gas**  
~\$130/month

### Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Microwave, Cooktop, All Light Fixtures, Bathroom Mirrors, Drapery Tracks & Rods, Drapes, Window Blinds, A/C, Hot Water Tank, Garage Door Opener

### Exclusions

Nil

### Updates & Upgrades

- ~ 2024 Quartz Kitchen Countertops
- ~ 2024 Marble Kitchen Backsplash
- ~ 2015 Windows Replaced (all except Dinette window & Kitchen window over sink)
- ~ 2026 Brand-new High-Efficiency Hot Water Tank (1 Year Warranty)
- ~ 2026 New Chimney Chase Cap

**Hot Water Tank**  
~2026

**Furnace**  
~2016

**A/C**  
~2016

**Windows**  
~2015 (most)

**Flooring**  
~1990

**Roof**  
~2017

**Stove**  
~2006

**Fridge**  
~2010

**Washer**  
~1999

**Dryer**  
~1999

**Dishwasher**  
~2007

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## What's Nearby

### Transit

The nearest street-level transit stop is Katimavik At Whitney

### Safety

Queensway Carleton Hospital | 3045 Baseline Road  
Fire Station | 1021 Teron Road  
Police Station | 1921 Provincial Police Lane

### Parks And Recreation

Cattail Creek Park - Trail  
- 1 minute walk | 38 Chimo Dr

Kanata Leisure Centre & Wave Pool- 1 Pool, 1 Community Centre, 2 Splash Pads, and 1 Fitness/Weight Room  
- 5 minute walk | 70 Aird Pl

Shearer Park - Trail & Ball Diamond  
- 6 minute walk | 89 Kakulu Rd



## Schools in the Area

### Public Schools

Katimavik ES | 64 Chimo Dr  
Castlefrank ES | 55 McCurdy Dr  
Earl Of March Secondary School | 4 The Pkwy

### Catholic Schools

Holy Trinity Catholic HS | 180 Katimavik Rd  
Holy Redeemer ES | 75 McCurdy Dr

### French & French Catholic Schools

ÉESP Maurice-Lapointe | 17 Bridgestone Dr  
ÉÉC Roger-Saint-Denis | 186 Barrow Crescent  
ÉSC 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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