



Christine Hauschild
REALTOR



2 Ipswich Terrace

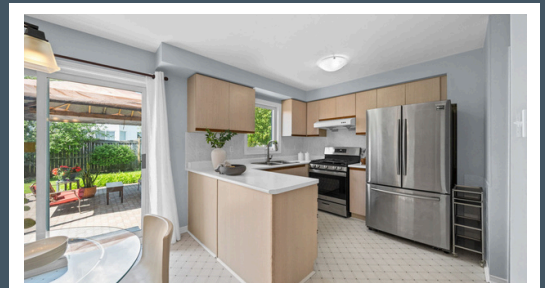
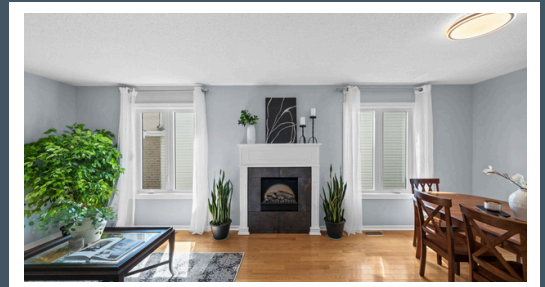
Detached, 2 Storey
Morgan's Grant - Kanata

About this Property

Perfectly positioned in a sought-after Kanata neighbourhood, this 3+1 bdrm, 3 bath home blends warm, light-filled interiors with an expansive, pool-sized corner lot offering exceptional outdoor space & privacy. With hardwood flooring, a bright kitchen overlooking the backyard & a versatile finished lower level, it provides comfort, flexibility & everyday convenience close to parks, trails, great schools & the high-tech district.

Awesome Features:

- ✓ Generous Backyard
- ✓ Private Corner Lot
- ✓ Steps From Kanata High-Tech Area
- ✓ Bright Living Spaces
- ✓ 3-pce Bath Rough-in
- ✓ Large Finished Rec Room



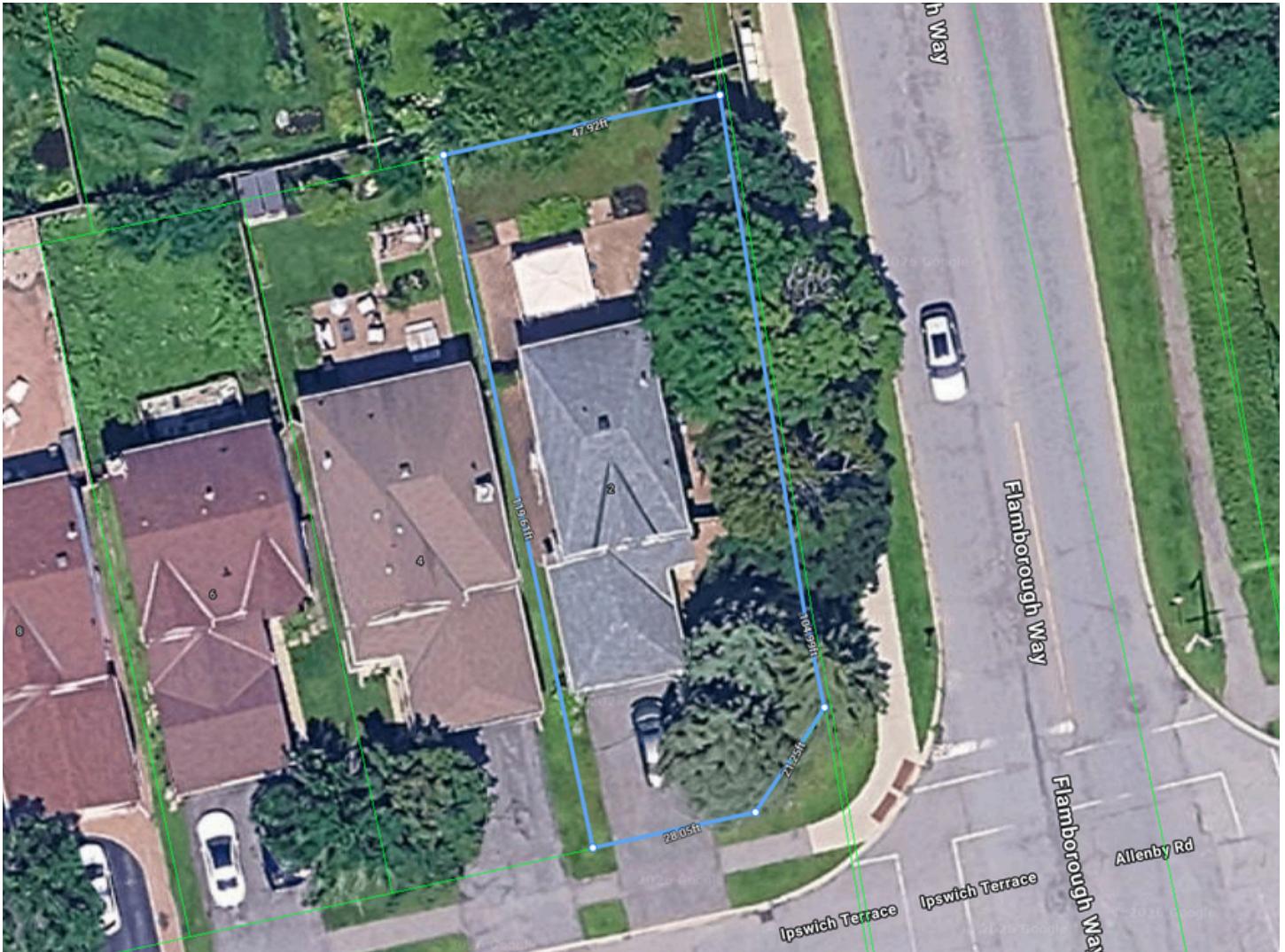
Contact me for more information:
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613-799-5570
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Lot Measurements as per GeoWarehouse

47.92 ft x 119.61 ft x 28.05 ft x 21.25 ft x 104.99 ft



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



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Morgan's Grant - Kanata

Year Built

~1994

Closing Date

TBA

Property Tax

~\$4,443.00/2026 as per Property Tax Bill

Rental Items

None

Hydro

~\$50.00-\$80.00/month

Water/Sewer

~\$70.00-\$80.00/month



Gas

~\$50-\$130/month

Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Electric Fireplace, Light Fixtures, Bathroom Mirrors, Tankless Water Heater, Air Conditioner, Garage Door Opener

Exclusions

Drapery Tracks & Rods, Drapes, TV's

Updates & Upgrades

- ~2019 LG Front-Load Washer & Dryer
- ~2019 LG Dishwasher
- ~2019 Samsung Refrigerator
- ~2019 Tankless Water Heater
- ~2019 Professional Insulation Upgrade
- ~2019 Lennox Central Air Conditioning
- ~2019 Lennox High-Efficiency Furnace
- ~2023 Verdun High-Efficiency Windows (Excluding Basement & Garage Windows)
- ~2025 New GE Stove

Tankless Water Heater

~2019

Furnace

~2019

A/C

~2019

Windows

~2023

Flooring

~Unknown

Roof

~Unknown

Stove

~2025

Fridge

~2019

Washer

~2019

Dryer

~2019

Dishwasher

~2019

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What's Nearby

Transit

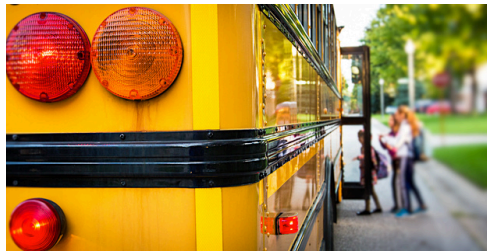
The nearest street-level transit stop is Flamborough At Terry Fox.

Safety

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

Parks And Recreation

Morgan's Grant Woods Park | 50 Flamborough Way
- 1 minute walk | Playground & Basketball court
Allenby Park | 7 Allenby Rd
- 5 minute walk | Playground
Trillium Woods Park | 700 Goulbourn Forced Rd
- 6 minute walk | Trail



Schools in the Area

Public Schools

Jack Donohue Public School | 101 Penrith St
West Carleton Secondary School | 3088 Dunrobin Rd



Catholic Schools

St. Isabel Catholic Elementary School | 785 Goulbourn Forced Rd
All Saints High School | 5115 Kanata Ave

French & French Catholic Schools

École élémentaire publique Grande-Ourse | 1385 Halton Terrace
École secondaire publique 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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