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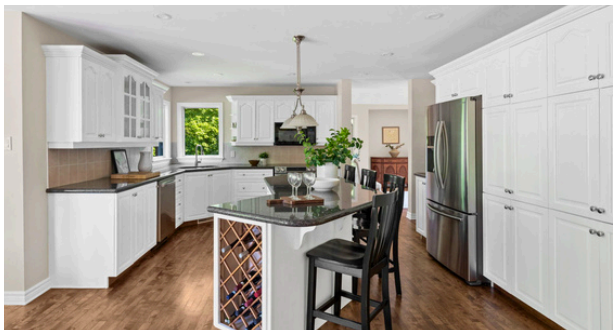


Christine Hauschild
REALTOR®

50 Marchvale Drive

Detached, 2 Storey
Marchvale Estates - Kanata





About this Property

This elegant 4-bedroom, 4-bath estate home in Marchvale Estates offers 3,670 sqft of above-ground living space with finished basement, set on a private two-acre lot with serene forested views and a heated In-ground pool. Thoughtfully updated and beautifully designed, it features soaring vaulted ceilings, a sun-filled main level, and a finished lower level with heated floors, creating a truly inviting retreat for everyday living and effortless entertaining.

Awesome Features:

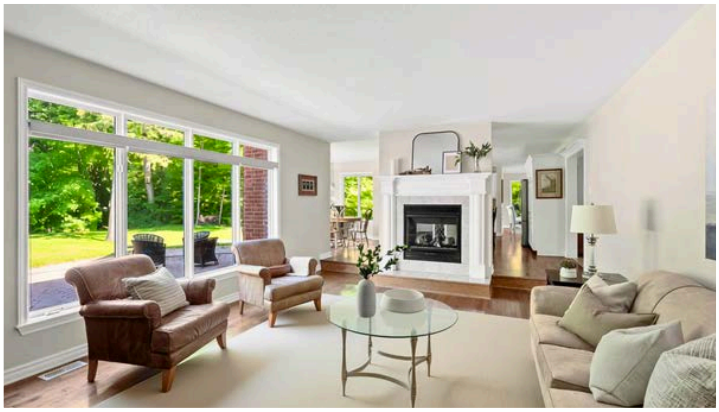
- ✔ Private Two-acre Lot
- ✔ Bright Living Spaces
- ✔ In-ground Heated Pool
- ✔ Luxurious Primary Suite
- ✔ Impressive Lower Level
- ✔ Spacious 3-Car Garage

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

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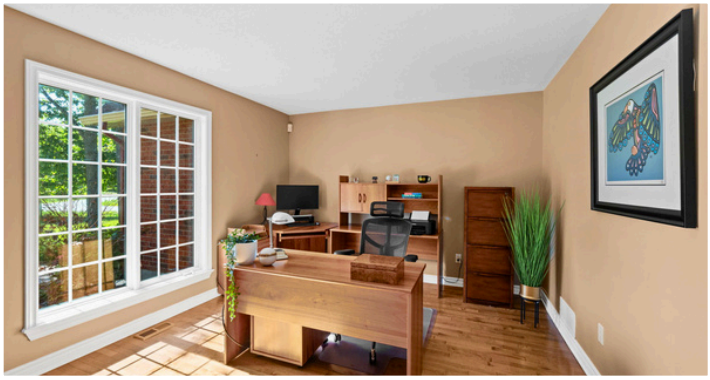
The Family Living Space

A bright and spacious sunken family room anchored by a striking double-sided propane fireplace shared with the kitchen, creating a warm, connected ambiance with effortless sightlines to the breakfast nook. Expansive windows showcase serene views of the pool and the forested backdrop beyond, offering exceptional privacy and a truly retreat-like feel.

The Living & Dining Room

Soaring vaulted ceilings define the living & dining areas, enhanced by elegant decorative pillars & a graceful archway that creates a beautiful transition between the rooms. The current dining room, originally the formal living room, features a stunning arched window overlooking the manicured, private front yard, while the living room mirrors this with its own arched window. Together, the vaulted ceilings and architectural details create an impressive, grand atmosphere.





The Dedicated Home Office Suite

Just off the grand open foyer, a sophisticated home office awaits, framed by French doors for added privacy, anchored by a large picture window overlooking the beautifully manicured front yard. The room offers generous space for a refined work environment, complemented by rich hardwood flooring. To the right of the foyer, the formal dining room completes this elegant main-level layout.

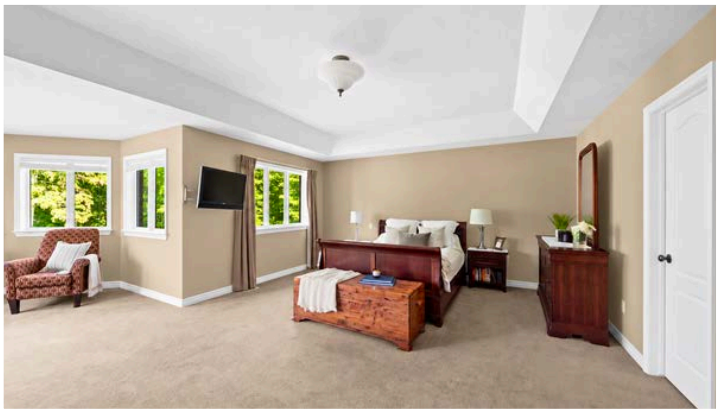
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The Grand Primary Suite

An oversized primary anchored by a stunning double-sided propane fireplace that flows effortlessly into the spa-inspired ensuite. Vaulted ceilings enhance the sense of scale, while a panoramic window-wrapped reading nook offers sweeping views of the property. Two walk-in closets provide exceptional convenience - one tucked directly off the bedroom & a second thoughtfully positioned off the ensuite.

The Spa Inspired Primary Ensuite

A beautifully updated 5-piece ensuite featuring marble floors and marble countertops, double sinks, and a dedicated vanity space with a custom upholstered seat. An elegant soaker tub with sightlines of the property and glass walk-in shower creates a spa-like ambiance, while built-in shelving tucked discreetly behind the door offers refined, functional storage for everyday convinence.





The Entertainer's Lower Level

A dedicated gym room with a window & closet sits separate from the expansive recreation room, where double French doors open into a stunning, multifunctional space. Radiant heated floors, recessed lighting & an open layout create the perfect setting for a movie zone, games area, and 2nd home office, all in one impressive footprint. Just across the hall, you'll find exceptional storage space to keep the family's belongings organized.

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Lot Measurements as per GeoWarehouse

351.82 ft x 46.69 ft x 141.93 ft x 422.49 ft x 269.67 ft



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50 Marchvale Drive

Marchvale Estates - Kanata





Builder
Maple Mountain

Model
Custom

Year Built
~2001 as per MPAC

Closing Date
To Be Arranged

Property Tax
~$8,791.14/2025 as per Property Tax Bill

Rental Items
Propane Tank
~$10.00 + HST/month

Hydro
~$225.00/month

Propane
~$80.00/month

Gas
~$170.00/month

Inclusions
Stove, Microwave, Dishwasher, Fridge, Washer & Dryer, Bathroom Mirrors, Custom Seat for Vanity in Ensuite, Outdoor Dining Set + Umbrella, 4 Pool Lounge Chairs & 2 Pool Hi-bar Chairs, All Pool Equipment (Pump, Heater, Filter, Winter Safety Cover), Drapery Tracks & Rods, Drapes, Blinds, All Light Fixtures, A/C, Furnace, Water Softener, Hot Water Tank, Generac Generator, Central Vac (As-is), Irregation System (As-is), TV wall mount only in Primary bedroom and secondary bedroom

Exclusions
TV's

Negotiables
2006 John Deere Tractor (comes with wagon trailer & seed spreader in "working as-is" condition). Fridge in Basement.

Updates & Upgrades
- ~2007 Basement Finished
- ~2017 Window Wells Replaced
- ~2018 Updated Marble Countertop & Shower in upper-level Full Bath
- ~2019 Hardwood Floors Re-finished in Kitchen, Living Room & Dining Room
- ~2020 New Gutters & Downspouts
- ~2020 Pool Pump Updated
- ~2021 Upgraded Pool House Electrical
- ~2023 Whole-home Generac Generator
- ~2024 Updated Marble Countertops Primary & 2nd Ensuite Bathroom
- ~2025 New Insulated Garage Doors
- Radiant Heated Floors in Finished Lower Level
- Pool House & Heated In-ground Pool

Hot Water Tank
~2019

Furnace
~2015

A/C
~2012

Windows
~Combination of Original & 2026 Replacements

Flooring
~Original, Basement 2018

Roof
~2015

Fridge
~2016

Septic & Well
~Original

Washer
~2020

Dryer
~2020

Dishwasher
~2026

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What's Nearby





Transit
The nearest street-level transit stop is Donald B. Munro / Robertlee

Safety
Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1040 Riddell Drive
Police Station | 1921 Provincial Police Lane

Parks And Recreation
Bannockburn Park
- 9 minute walk | 1557 Landel Dr
Playground & Sports Field

Loch March Golf & Country Club
- 15 minute walk | 1755 Old Carp Rd







Schools in the Area

Public Schools
Jack Donohue Public School | 8101 Penrith St
South March Public School | 1032 Klondike Rd
West Carleton Secondary School | 3088 Dunrobin Rd

Catholic Schools
St. Isidore Catholic School | 1105 March Rd
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

E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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