



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



14 Ironside Court

Detached, 2 Storey
Kanata Lakes/Heritage Hills

About this Property

Set in the sought-after Kanata Lakes community, this 4+1 Bed, 4 bath residence offers exceptional scale and beautifully crafted living spaces designed for both comfort and connection. With its expansive living room, chef's kitchen, and finished lower level, the home provides an effortless backdrop for hosting and everyday living. A resort-style backyard with thoughtfully landscaped spaces completes the experience, creating a private retreat in one of the area's most desirable neighbourhoods.

Awesome Features:

- ✓ Ultra-private Backyard
- ✓ Expansive Living Room
- ✓ XL Hot Tub/Swim Spa
- ✓ Bright Upper Loft
- ✓ Private Executive Office
- ✓ Finished Basement



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The Front Main Floor

As you walk in, the formal dining room greets you with generous windows overlooking the covered front porch. Nearby, through double glass doors, a private office with two windows offers a quiet workspace. A few steps away, a powder room and mudroom with direct entry to the double garage.

The Chef's Kitchen

The kitchen, renovated in 2015, showcases stainless steel appliances, a stunning waterfall-edge island, glass display cabinetry, and a beautifully detailed backsplash. High ceilings and recessed lighting enhance the space, while triple-wide patio doors provide seamless access to the outdoor living area. A floor-to-ceiling pantry offers exceptional storage.



The Living Room

Continue through to the oversized living room, where windows frame views of the backyard. A sleek electric fireplace anchors the space, complemented by a feature wall. With its open-concept design, you enjoy clear sightlines into the expansive kitchen. Generous seating makes this an ideal setting for family gatherings, conversations, and hosting on any scale.



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



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The Primary Suite & Ensuite

Enjoy high ceilings, two picture-perfect windows overlooking the backyard, and a generous walk-in closet. The luxurious ensuite—renovated in 2015—features beautiful countertops with double sinks, a separate soaker tub with a serene window view, and a glass walk-in shower just off to the side.

The Entertainer's Lower Level

The open-concept basement features a finished layout with a dedicated movie area complete with a built-in projector, a cozy lounging zone, and a board-game corner—perfect for movie nights and game nights alike. An additional bedroom with a private ensuite and walk-in closet enhances functionality, and a dedicated exercise room sits just steps away.



The Outdoor Leisure Lounge

The backyard is an entertainer's dream, featuring a flagstone dining patio, a stone firepit as the focal point, and a serene gazebo lounge at the back of the property. A composite deck frames the XL hot tub/swim spa, and the landscaping throughout is thoughtfully finished for both beauty and function.



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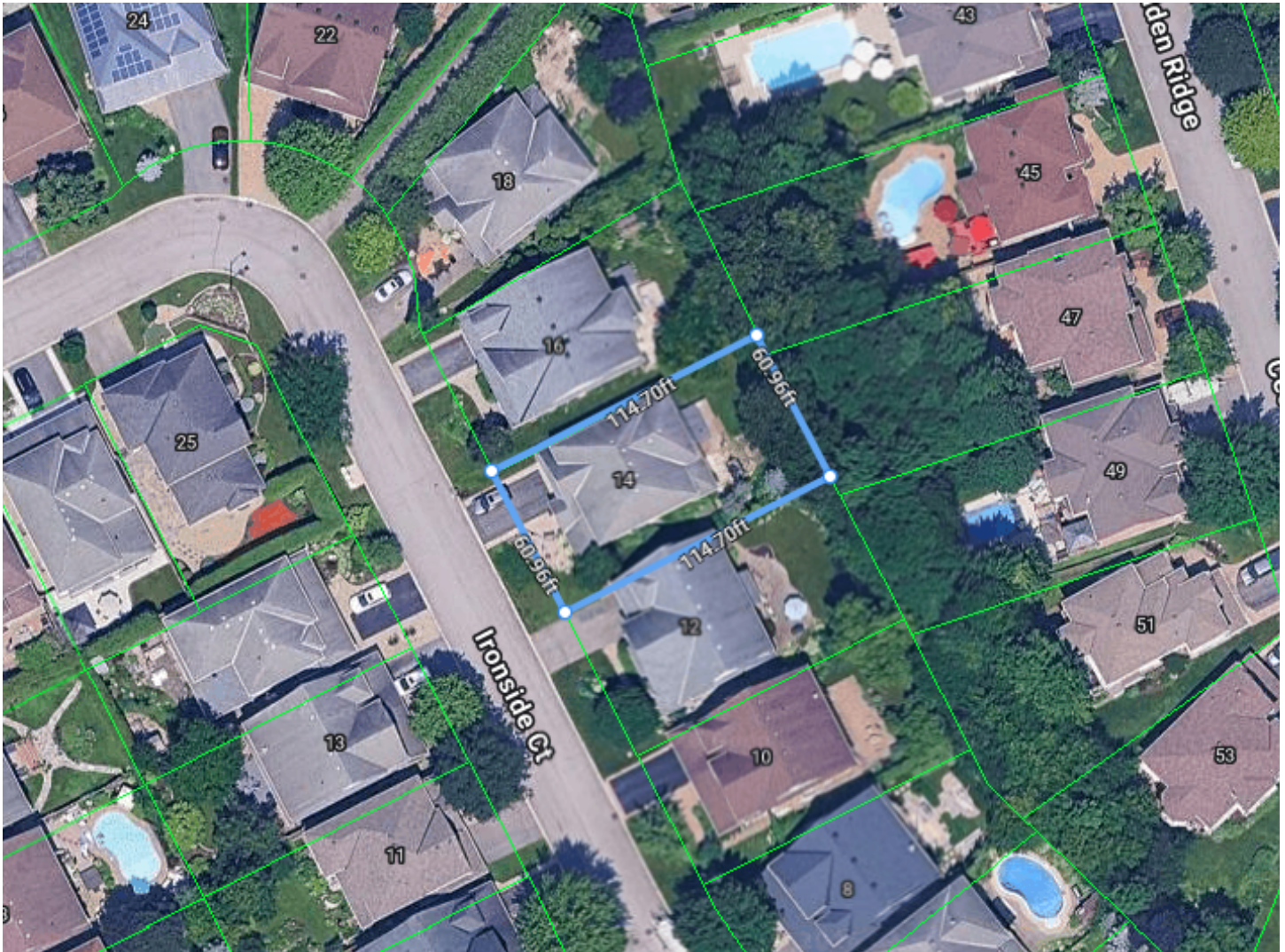




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Lot Measurements as per GeoWarehouse

114.70 ft x 60.96 ft x 114.70 ft x 60.96 ft



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Builder

Tamarack

Year Built

~2002

Property Tax

~\$8,453.01/2026 as per Tax Bill

Closing Date

To Be Arranged

Rental Items

Hot Water Tank

~\$47.88/month

Hydro

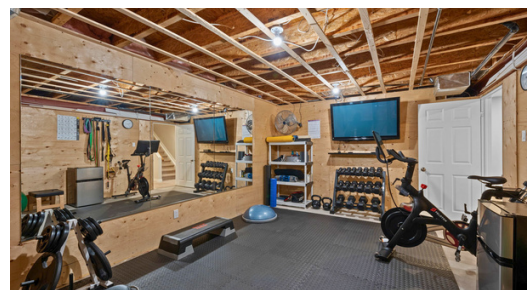
~\$220.00/month

Water/Sewer

~\$110.00/month

Gas

~\$128.00/month



Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Light Fixtures, Drapery Tracks & Rods, Drapes, Window Blinds, Garage Door Opener, Central Vacuum, Doorbell Camera, TV Wall Brackets, A/C, Shelving on Fireplace Feature Wall, Electric fireplace, Two freestanding cabinets on either side of the fireplace, Soundbar, Wall Mounted Speakers in Living Room, Basement Home Theatre (Projector Screen, Projector, Receiver, Subwoofer, Two wall mounted Speakers), Black Cushioned Gym Flooring, Wooden Wine Racks in Cold Room, All Decorative Wall Mirrors + Gym Mirrors, Gazebo, Hot Tub/Swim Spa, Exterior String Lighting, Firepit in Backyard

Exclusions

TV's, Mini Fridge in Gym, Exterior String Lighting, Patio Furniture, Weber BBQ, Black Storage Racks in Cold Room

Negotiables

Four Home Theatre Reclining Chairs, Pool Table, Gym Equipment

Updates & Upgrades

- ~2015 Renovated Kitchen, Bathrooms, Family Room, and Upper Level Carpets
- ~2019 Finished Basement with Movie Room, Extra Bedroom & Full Bathroom
- ~2020 New Hot Tub/Swim Spa Pumps
- ~2022 Front Interlock
- ~2024 Refinished Flagstone Patio
- ~2025 Composite Decking around Hot Tub

Hot Water Tank

~2012

Furnace

~Unknown

A/C

~2024

Windows

~2002

Flooring

~2015

Roof

~2002

Stove

~2022

Fridge

~2015

Washer

~2022

Dryer

~2022

Dishwasher

~2015

Hot Tub/Swim Spa

~2011

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What's Nearby

Transit

The nearest street-level transit stop is Walden At Ironside

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

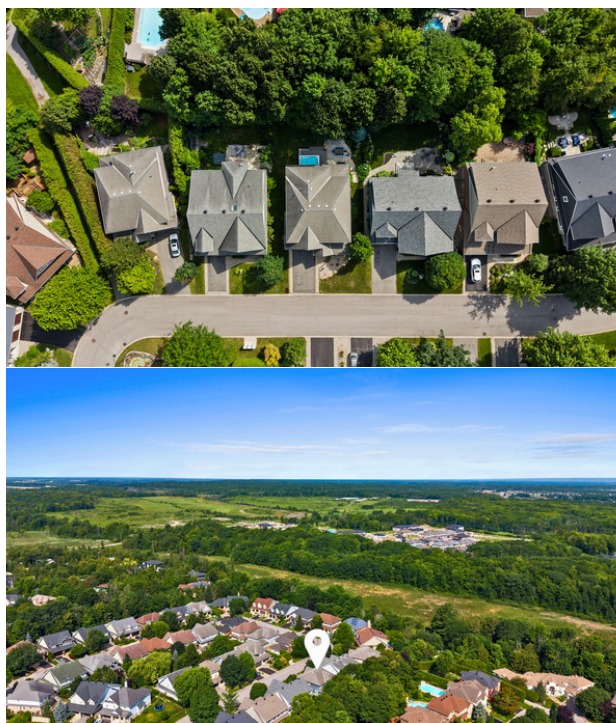
Police Station | 1921 Provincial Police Lane

Parks And Recreation

Beaver Pond Park - 2-minute walk | 16 Leacock Drive
- Trail

Walden Park - 5-minute walk | 88 Knudson Drive
- Playground, Tennis Court, Volleyball Court, Sport Field,
Splash Pad & Trail

Kimmins Court Park - 8-minute walk | 250 Walden Dr
- Trail & Playground



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

St. Gabriel School | 400 Keyrock Dr

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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