



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



13 Keno Way

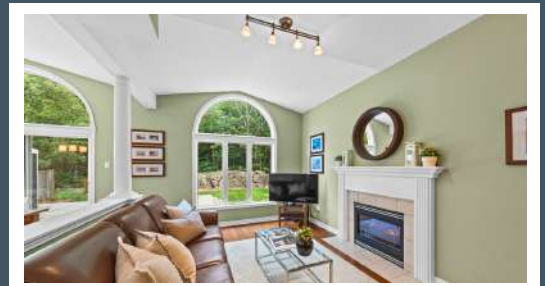
Detached, 2 Storey
Kanata Lakes - Kanata

About this Property

Welcome to this beautifully maintained 4-bed, 3-bath Claridge-built home in Kanata Lakes, offering 2,382 Sqft above grade (per MPAC) and a thoughtfully designed layout for everyday living. Backing onto a natural landscape of mature trees and a rare natural rock outcrop, this exceptional property pairs an updated kitchen and timeless finishes with a backyard that has a truly remarkable connection to nature just minutes from top-rated schools, parks and everyday amenities.

Awesome Features:

- ✓ Prime Family Location
- ✓ Updated Modern Kitchen
- ✓ Dedicated Home Office
- ✓ Top Schools Nearby
- ✓ Soaring Vaulted Ceiling
- ✓ Natural Rock Outcrop



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Lot Measurements as per GeoWarehouse

48.91 ft x 0.49 ft x 105.01 ft x 0.49 ft x 39.39 ft x 110.97 ft



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



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Kanata Lakes - Kanata

Builder
Claridge

Model
Linden

Year Built
~2000

Closing Date
To Be Arranged

Property Tax
~\$6,588.48/2026 as per Property
Tax Bill

Rental Items
Hot Water Tank
~\$46.18/month (HST Included)

Hydro
~\$95.00/month

Water/Sewer
~\$76.00/month

Gas
~\$109.00/month

Inclusions

Fridge, Stove, Bosch Dishwasher, Washer & Dryer, Hood fan, Microwave, Light Fixtures, Bathroom Mirrors, Window Blinds, A/C, Garage Door Opener, Central Vacuum + Accessories, Electric Fireplace, Gazebo, Living Room + Dining Room Shelving, Dining Room Mirrors, Front Foyer Mirror, Fixed Shelving + Freestanding Shelving in Basement, Chest Freezer in Basement, Extra Lumber In Garage, Shelving/Cabinetry in Garage, Alarm System Hardware

Exclusions

TV, EV Charger, Bird Feeders, Mobile Work Bench in Garage

Updates & Upgrades

- ~2015 Maple Hardwood Flooring put into Living Room, Formal Dining Room, Family Room and Den
- ~2015 Updated Light Fixtures on the Main Floor and Bathrooms
- ~2016 Updated Carpets on Upper Level and Stairs
- ~2021 Kitchen Renovation, Quartz Countertops, Backsplash, Stainless Steel Appliances, Kitchen Island, Under-cabinet Lighting
- ~2026 New Bathroom Sinks
- ~2026 Garage Door Replaced
- ~2026 Driveway Re-sealed
- EV Outlet 32 amps
- Rough-in for Bathroom in Basement

Hot Water Tank
~2026

Furnace
~2014

A/C
~Original

Windows
~Original

Flooring
~Original, 2015 Hardwood
Floors, 2016 Carpets

Roof
~2011

Stove
~2021

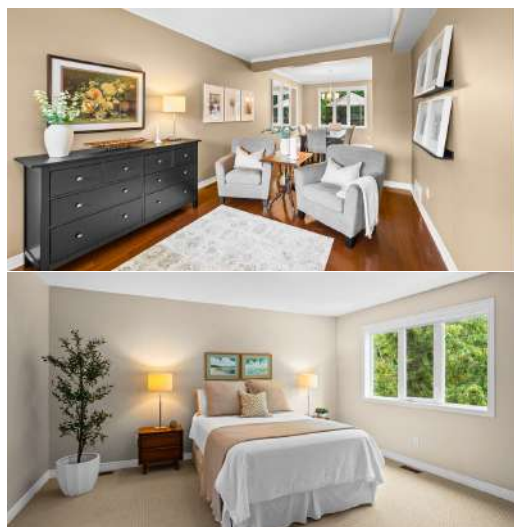
Fridge
~2021

Washer
~1989

Dryer
~1989

Dishwasher
~2021

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What's Nearby

Transit

The nearest street-level transit stop is Goldridge At Cambior

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

Police Station | 211 Huntmar Drive

Parks And Recreation

Judy Laughton Park | 1 minute walk | 241 Goldridge Dr
- Trail, Playground

Tanmount Park | 1 minute walk | 283 Goldridge Dr
- Playground

John Gooch Park | 4 minute walk | 161 Goldridge Dr
- Trail, Playground

Jim Malone Park | 8 minute walk | 400 Goldridge Drive
- Trail, Tennis/ Pickleball Court, Playground, Basketball Court, Sports Fields



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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