



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



1518 Monaghan Lane

Detached, 2 Storey Custom Home
Kanata North

About this Property

Set on a spectacular 2-acre, pool-sized lot backing onto neighbouring countryside, tucked along a quiet, residential road, this exceptional custom-built estate residence offers 4 beds & 3 baths in a private, picturesque setting near Kanata North's Technology Park. With over 3,300 sqft (per MPAC) of living space, a 3-car garage, soaring open-to-above family room, refined chef's kitchen and expansive windows framing the grounds, this distinguished home offers an exceptional blend of elegance, comfort and enduring appeal.

Awesome Features:

- ✓ Prime Kanata Location
- ✓ Custom-designed Kitchen
- ✓ Spacious 3-car garage
- ✓ Grand open-to-above Design
- ✓ Spectacular 2-acre, Pool-sized Lot
- ✓ Beautiful Landscaping



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Grand Foyer & Formal Living/Dining

As soon as you enter, you're greeted by the curved staircase and soaring two-storey ceilings, which create a dramatic first impression, flowing into the elegant living room with rich hardwood flooring, arched windows overlooking the grounds, and beautiful lighting. The living room opens seamlessly to the formal dining room, framed by a graceful curved wall leading toward the kitchen.

Chef's Kitchen & Breakfast Nook

The sophisticated kitchen features built-in oven, gas range, custom white cabinetry contrasted by striking black granite countertops, and an L-shaped island with a dedicated prep sink, ideal for entertaining. A tucked-away walk-in pantry and under-cabinet lighting add thoughtful detail. The adjoining breakfast nook offers beautiful views and access to the flagstone patio and mature, landscaped grounds.



Dramatic Vaulted Family Room

A stunning family room features soaring vaulted ceilings and expansive double-stacked windows with remote-controlled blinds, offering views across the property. A beautiful niche above the gas fireplace creates an elegant focal point, while built-in cabinetry and display shelving surrounding the TV to provide refined functionality and space for curated décor. Positioned to take full advantage of the views, the room offers a spectacular setting to relax and enjoy.



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



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Refined Home Office & Mudroom

The main-level den offers a sophisticated workspace with beautiful wainscotting, closet, and an elegant French-style glass door. Nearby, the well-appointed laundry and mudroom features a utility sink, added wood countertop for convenient folding, and surrounding cabinetry for ample storage, with direct access to the spacious three-car garage.

Private Primary Retreat

Upstairs, the expansive primary bedroom is thoughtfully tucked away in its own private wing, offering a serene retreat with panoramic backyard views through wide windows, while additional double windows flanking the bed fill the space with natural light. A dedicated sitting area adds an elegant touch, while a graceful archway leads into the beautifully appointed ensuite.



Luxurious Spa-Inspired Ensuite

Designed for relaxation and quiet moments, the luxurious ensuite features a double-sink vanity with quartz countertops, a built-in soaker tub positioned beneath a large window overlooking the private, tree-lined grounds, and a beautifully appointed glass-enclosed walk-in shower. A separate water closet adds privacy, while an elegant arched doorway leads into the spacious walk-in closet with ample storage.

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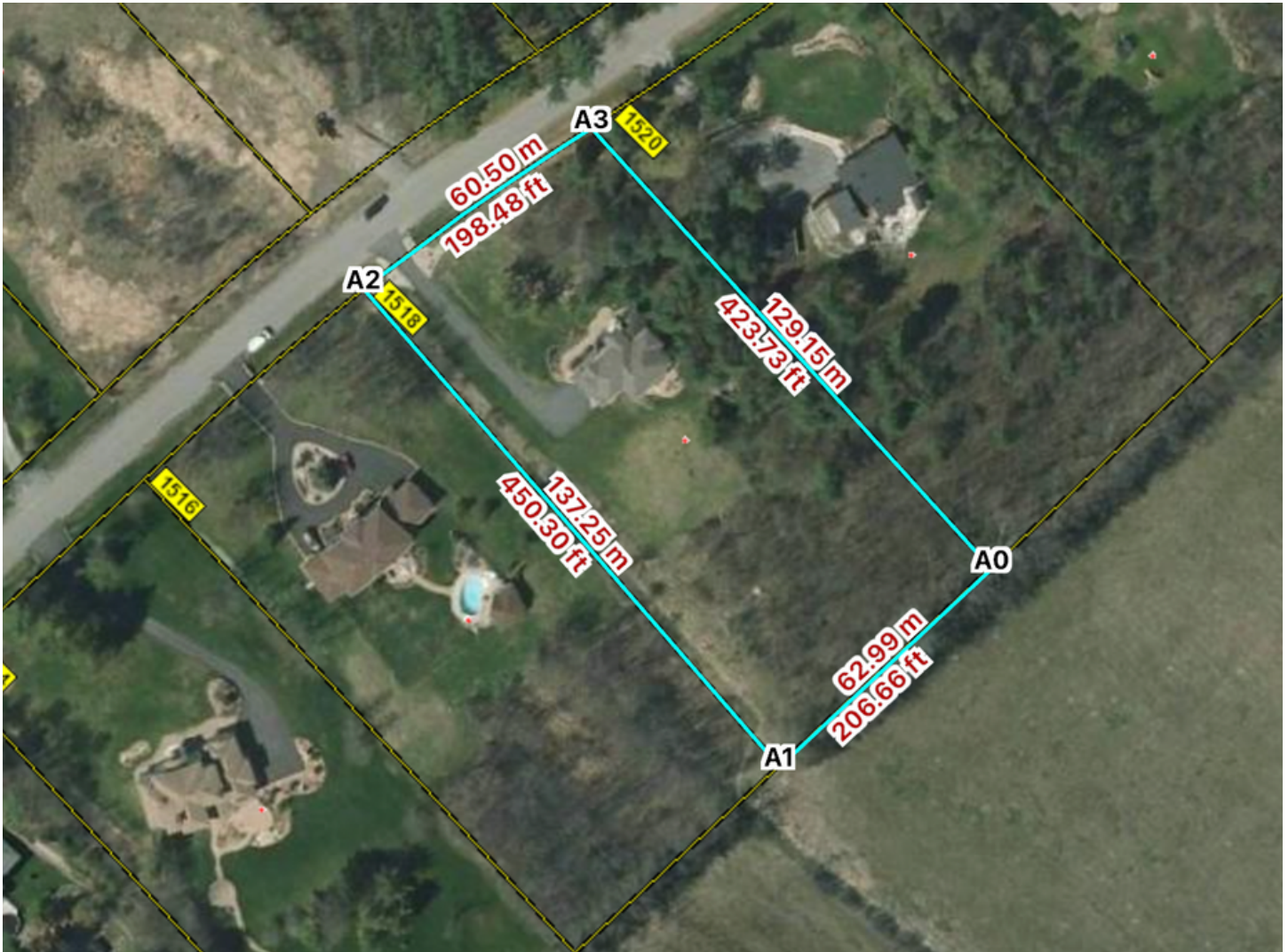
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Lot Measurements as per GeoWarehouse

423.23 ft x 81.57 ft x 58.34 ft x 58.34 ft x 449.77 ft x 206.42 ft



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Kanata North

Model

Custom Built

Year Built

~1999

Closing Date

To Be Arranged

Property Tax

~\$7,588.03/2026 as per Tax Bill

Rental Items

Hot Water Tank

~\$47.88.00/month

Hydro

~\$125.00/month

Gas

~\$140.00/month

Inclusions

Fridge, Wall Oven, Cooktop, Microwave, Dishwasher, Hood Fan, Shelving in Pantry, Bathroom Mirrors, Wall-mounted magnifying mirror in Primary, Light Fixtures, Washer & Dryer, Drapery Tracks & Rods, Drapes, Window Blinds, HRV, A/C, Garage Door Opener, Central Vacuum + Accessories, Smart Thermostat, Humidifier, Water Softener, Reverse Osmosis, Ejection Pump, Remote Controlled Window Blinds in Two-story Family Room



Exclusions

TV's, Patio Furniture, Mini-fridge in Pantry, White armoire in Primary Bedroom, Freezer in Basement

Updates & Upgrades

- ~2018 Stucco on Exterior Updated & Garage Doors Replaced
- ~2026 Laundry Room Doors & drawers refinished w/ upgraded hardware & soft-close mechanisms.
- ~2026 New countertop installed above the washer/dryer for added workspace.
- ~2026 Main Bathroom & Ensuite: Updated w/ new soft-close doors & drawers, cabinetry hardware, quartz countertops, sinks, & faucets.
- ~2026 New carpet on Basement Stairs
- ~2026 Basement floor professionally sealed and painted
- Rough-in plumbing for Bathroom in Basement
- All switch plates throughout the home
- ~2023 Premium 100% New Zealand wool carpeting extends up the staircase and throughout the second floor, offering a soft, durable and hypoallergenic finish.

Hot Water Tank

~2025

Furnace

~2014

A/C

~Original

Windows

~Original

Flooring

~1999/2023

Roof

~2016

Gas Range

~Original

Fridge

~2016

Washer & Dryer

~2016

Dishwasher

~2017

Septic

~Original

Well

~Original

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What's Nearby

Transit

The nearest street-level transit stop is Halton At Dunollie

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station Station 45 | 1040 Riddell Drive

Police Station | 1921 Provincial Police Lane

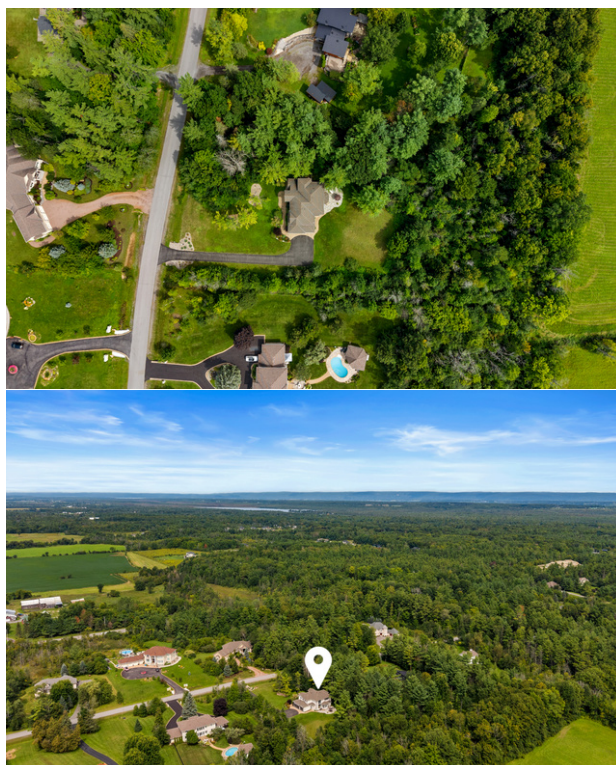
Parks And Recreation

MARCH CENTRAL COMMUNITY CENTRE | 15-MIN WALK

1030 Riddell Dr | Community Centre, Playground, Rink, Tennis Court, Ball Diamond

BANNOCKBURN PARK | 17-MIN WALK

1557 Landel Dr | Playground & Sports Field



Schools in the Area

Public Schools

Jack Donohue Public School | 101 Penrith St

South March Public School | 1032 Klondike Rd

West Carleton Secondary School | 3088 Dunrobin Rd



Catholic Schools

St. Isidore 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

École élémentaire catholique Saint-Rémi | 100 Walden Drive

École secondaire catholique Paul-Desmarais | 5315 Abbott St E

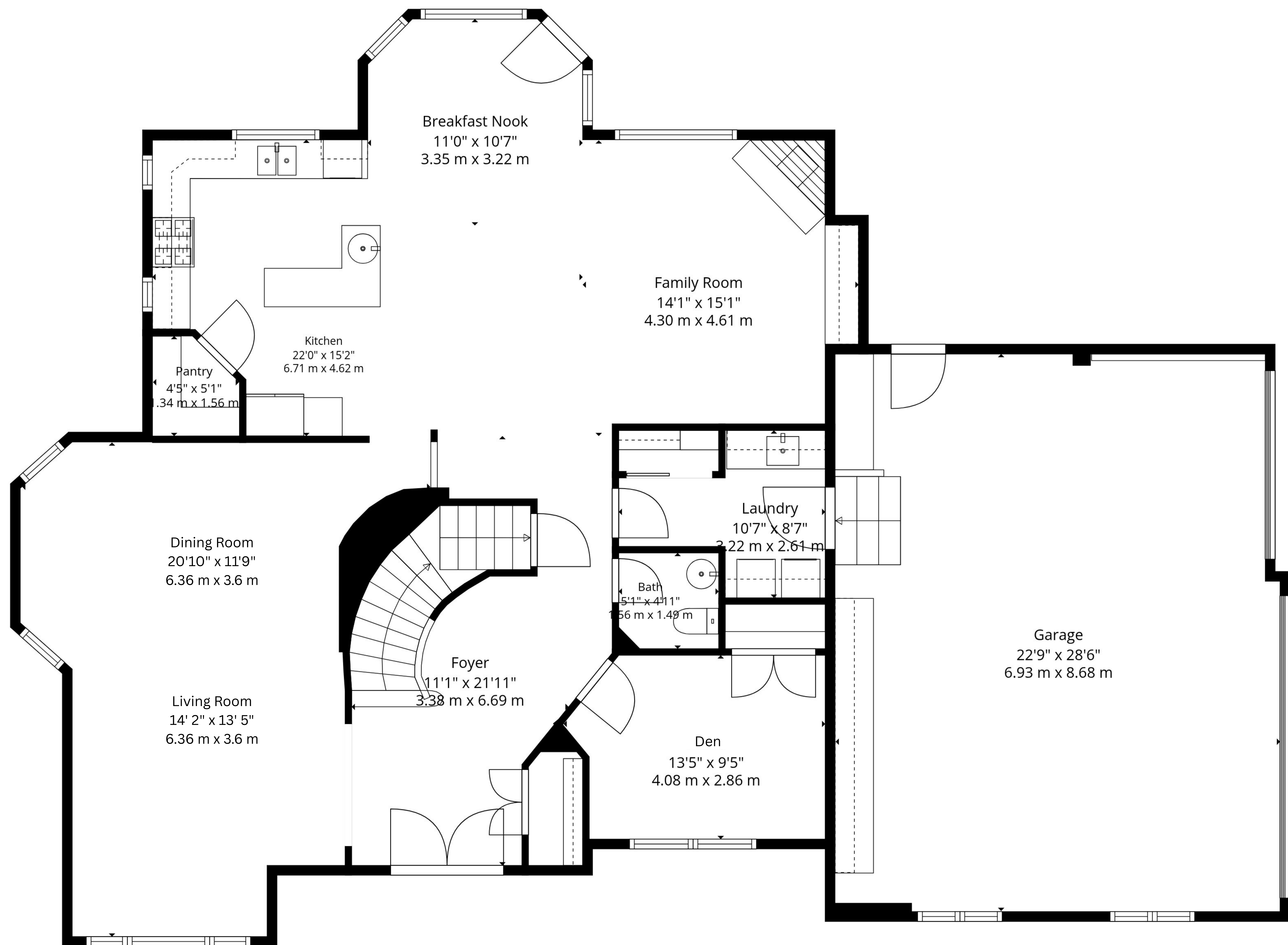
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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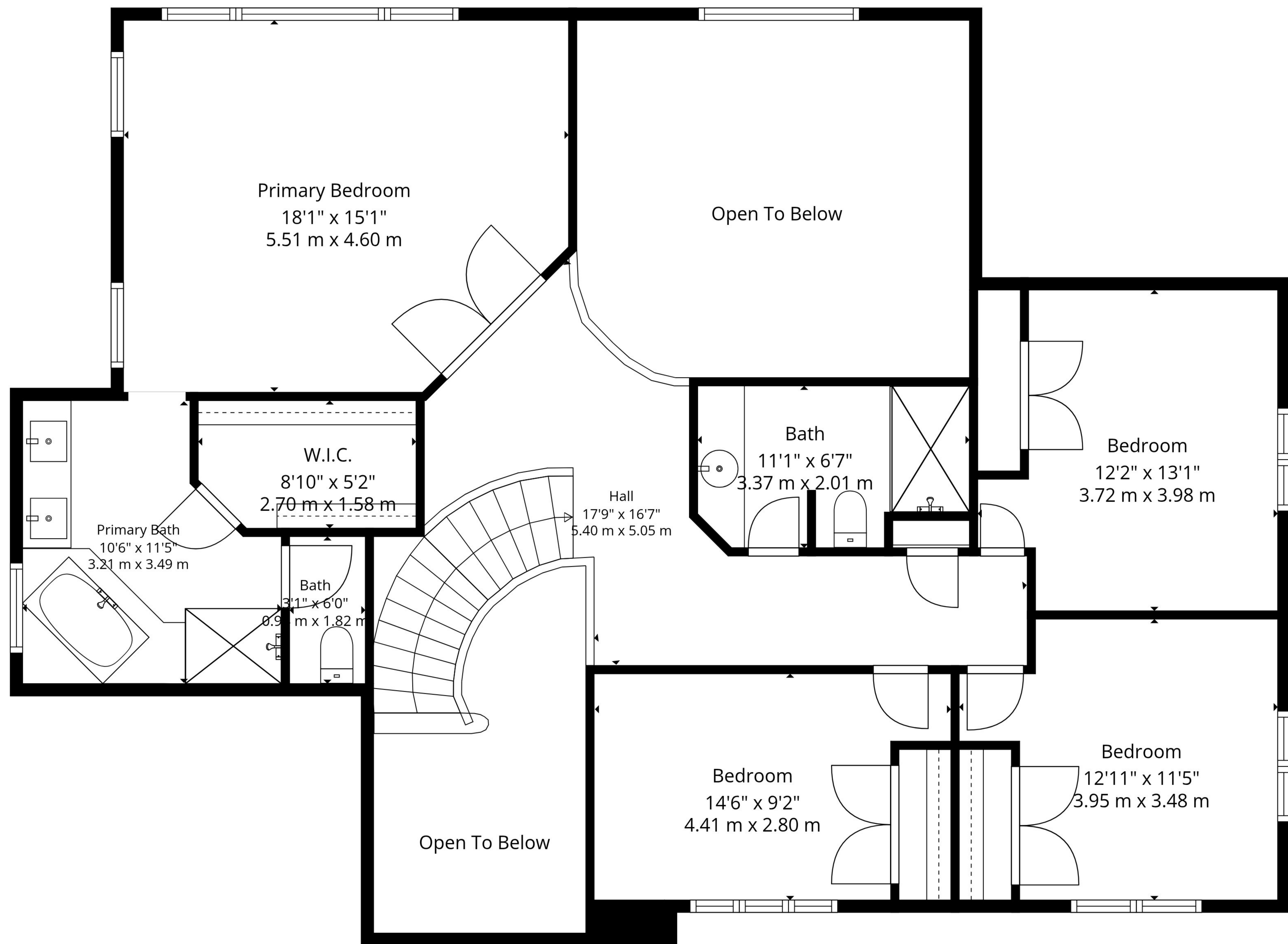


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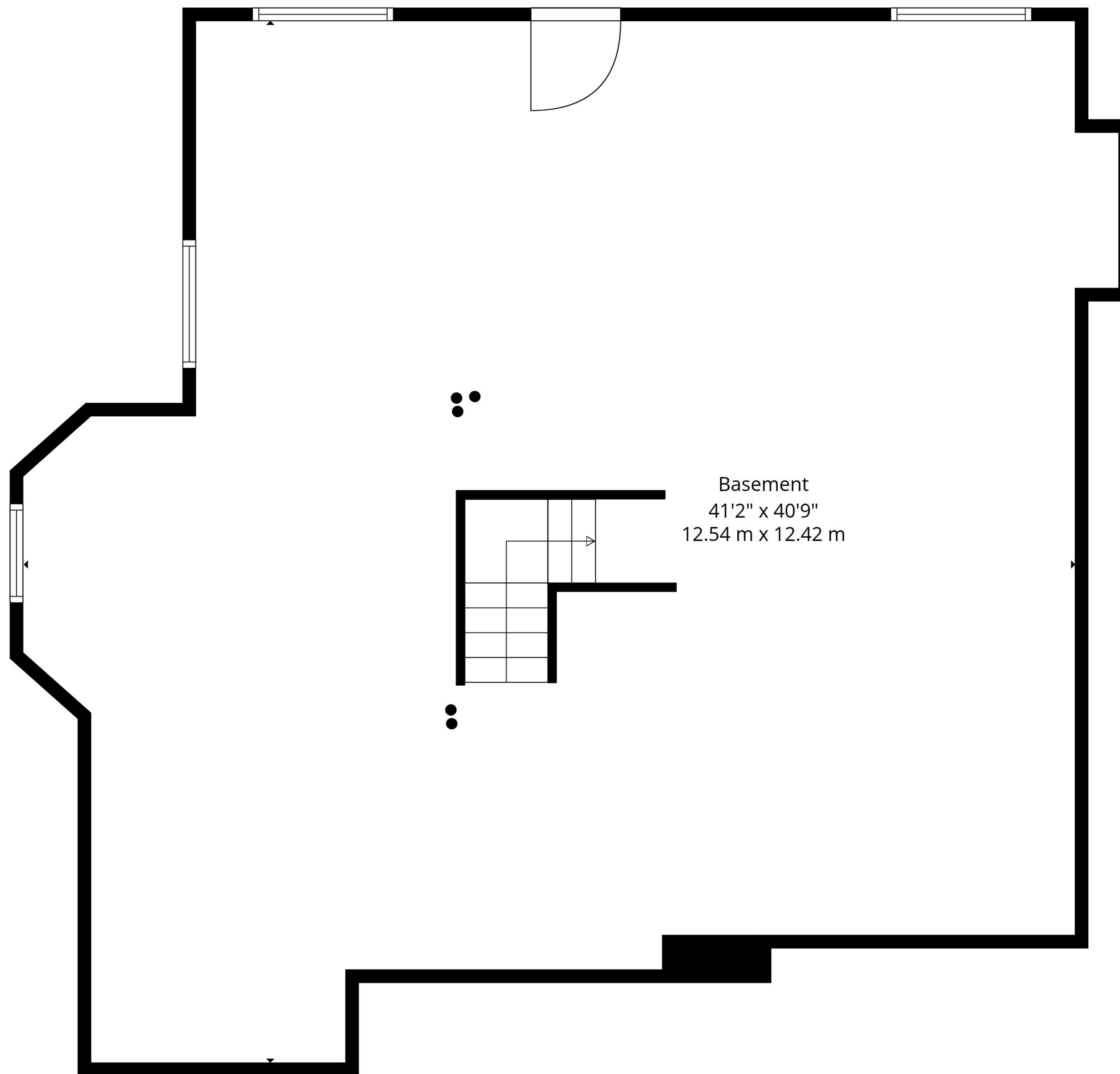




All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



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Basement
41'2" x 40'9"
12.54 m x 12.42 m

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