



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



77 Sherring Court

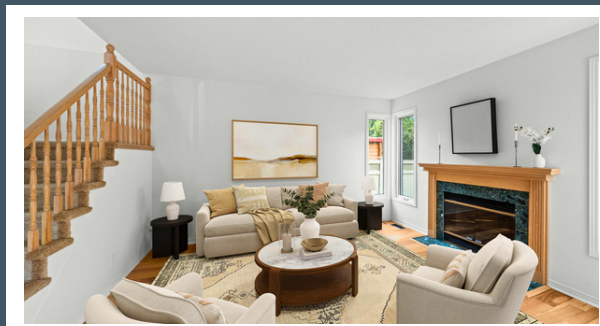
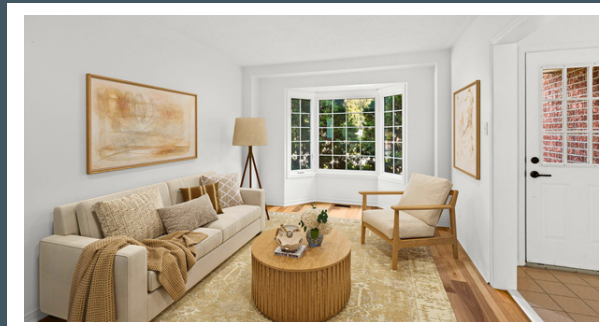
Detached, 2 Storey
Kanata Lakes

About this Property

This beautifully updated 4-bed, 3.5-bath detached home in Kanata Lakes offers a warm and inviting setting on a pool-sized corner lot with sunny western rear exposure and approximately 2,335 square feet of finished living space on all levels (1,784 sq ft above grade per MPAC). New hardwood flooring, a spacious sunken family room with a WETT-Inspired wood-burning fireplace, and a beautifully landscaped backyard create an exceptional balance of comfort, character, and effortless family living.

Awesome Features:

- ✓ Prime Kanata Location
- ✓ Top Schools Nearby
- ✓ Ample Storage
- ✓ Finished Lower Level
- ✓ Garage with Inside Entry
- ✓ Interlock Backyard Patio



Contact me for more information:
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613-799-5570
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ROYAL LEPAGE®
Team Realty
Independently Owned and Operated. Brokerage





Lot Measurements as per GeoWarehouse

32.67 ft x 23.44 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 10.15 ft x 35.56 ft x 55.42 ft x
104.49 ft



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



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77 Sherring Court Kanata Lakes

Builder

Kinalea

Model

Tradition

Year Built

~1992

Closing Date

To Be Arranged

Property Tax

~\$5273.12/2026 as per Property
Tax Bill

Rental Items

Hot Water Tank
~\$31.17/month (incl. HST)

Hydro

~\$100.00/month

Water/Sewer

~\$110.00/month

Inclusions

Fridge, Stove, SS Dishwasher, Washer & Dryer, Hood
Fan, Microwave, Light Fixtures, Bathroom Mirrors, A/C,
Ecobee Smart Thermostat, Garage Door Opener



Gas

~\$120.00/month

Exclusions

None.

Updates & Upgrades

- ~2016 Triple-pane windows installed
- ~2025 Front & Rear Patio Interlock, Re-leveled
- ~2025 New Vinyl Flooring in Basement & all Bathrooms
- ~2025 Repainted Home Interior
- ~2025 New Toilets, New Sink Faucets, New Smoke Detectors
- ~2026 New Engineered Hardwood Flooring on Main Floor, New Carpet on Stairs & Upper Level
- ~2026 New Hood Fan and Vents installed
- ~2026 Garage Door & Front Door Repainted
- ~2026 New Hallway Lights, New Kitchen Faucet, New sink in master bedroom, New mirrors installed in Powder room & 2nd Floor Hallway Bathroom
- ~2026 New Lock on Front Door & New Exterior Lighting & House Number

Hot Water Tank

~2023

Furnace

~2013

A/C

~1995

Windows

~2016

Flooring

~2026

Roof

~2017

Stove

~2022

Fridge

~2017

Washer

~2016

Dryer

~2016

Dishwasher

~2026

Hood Fan

~2026

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What's Nearby

Transit

The nearest street-level transit stop is Kanata At Sherring

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 1021 Teron Road

Police Station | 1921 Provincial Police Lane

Parks And Recreation

WHALEN PARK | 1-MIN WALK | 4111 KANATA AVE

Playground, Rink, Basketball Court, Ball Diamond, Sports Field, Track, Sports Court, Trail

JIM MALONE PARK | 4-MIN WALK | 400 GOLDRIDGE DR

Playground, Tennis Court, Basketball Court, Sports Field Trail

WALDEN PARK | 7-MIN WALK | 130 WALDEN DR

Playground, Tennis Court, Volleyball Court, Sports Field, Splash Pad, Trail



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Drive

Roland Michener Public School | 100 Penfield Dr

Earl Of March Secondary School | 4 The Pkwy

Catholic Schools

Georges Vanier Catholic Elementary School | 40 Varley Drive

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



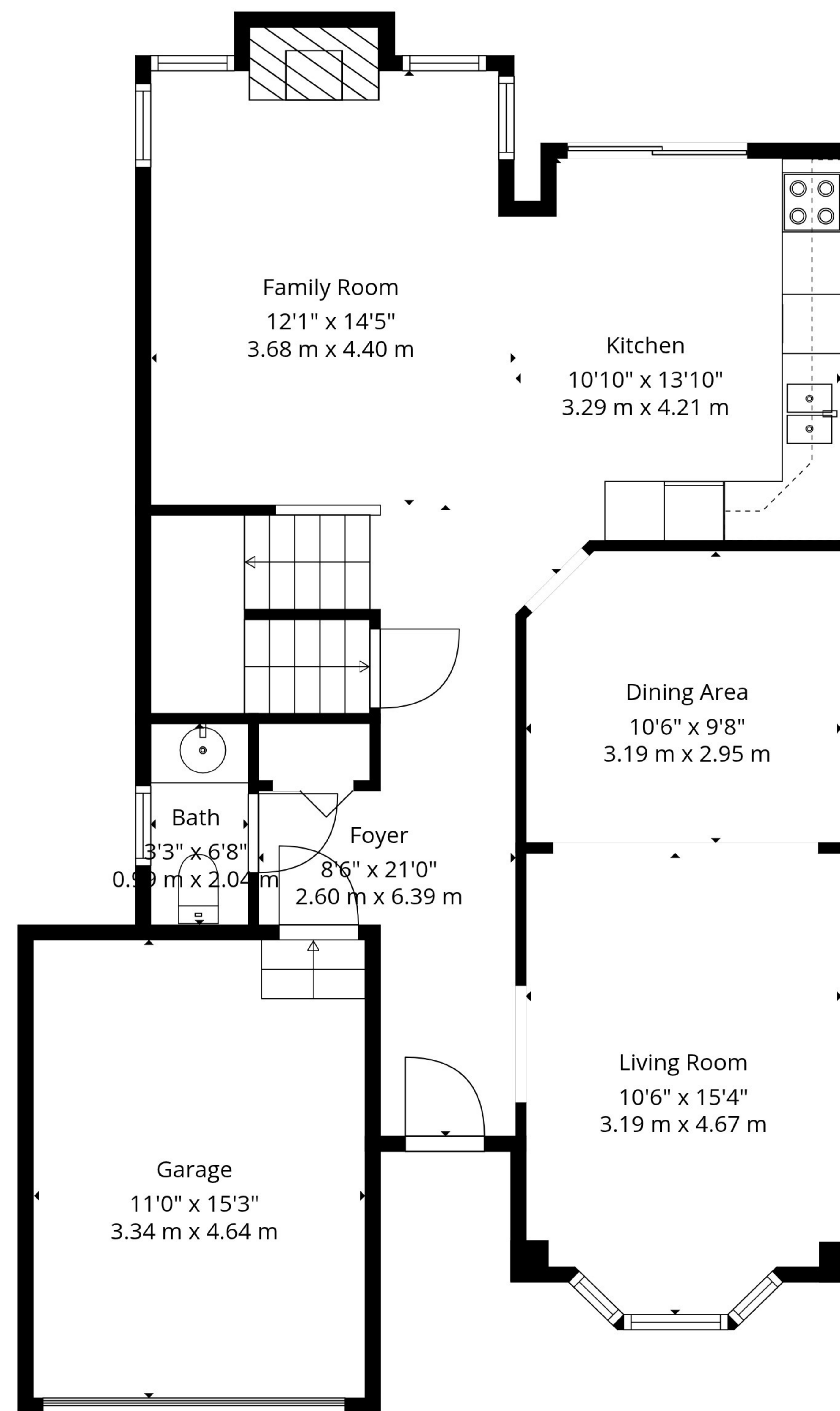
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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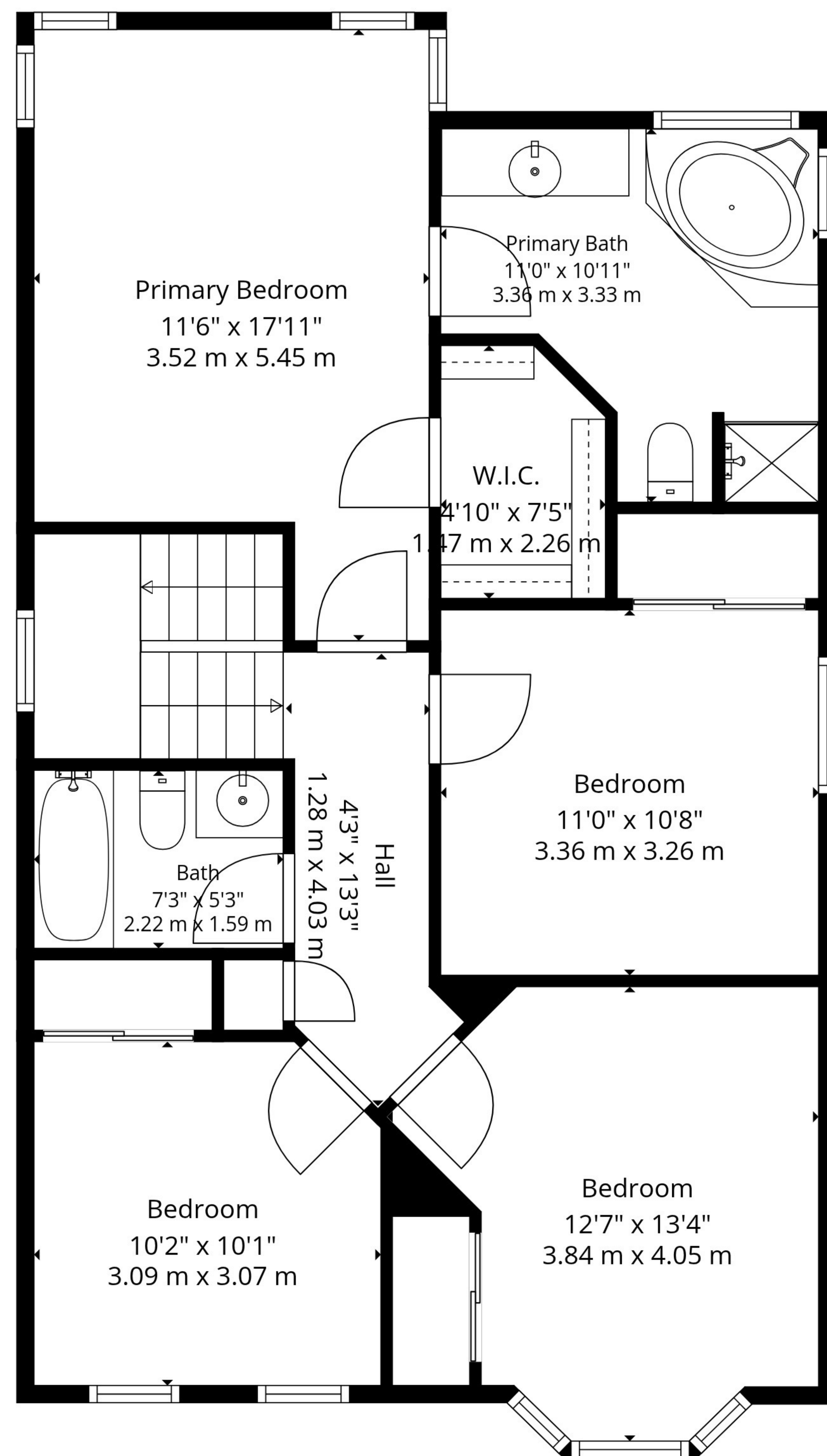


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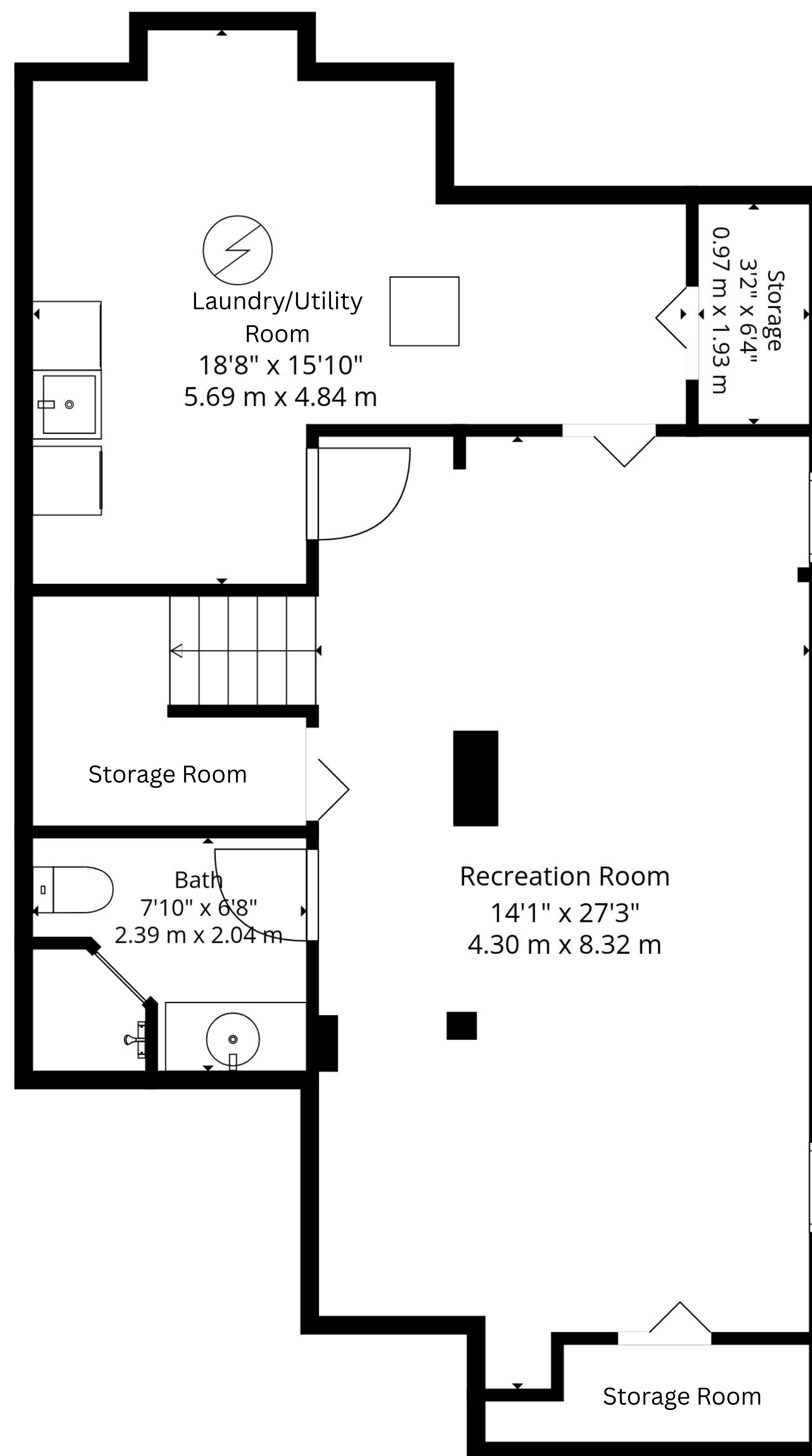




All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



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