



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



59 Naismith Crescent

Detached, 2 Storey

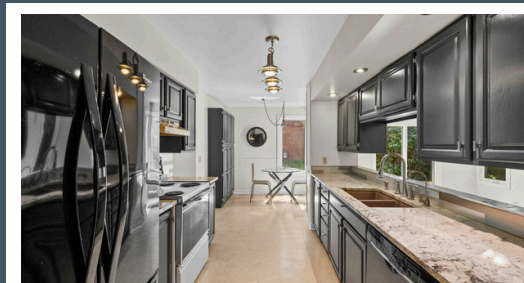
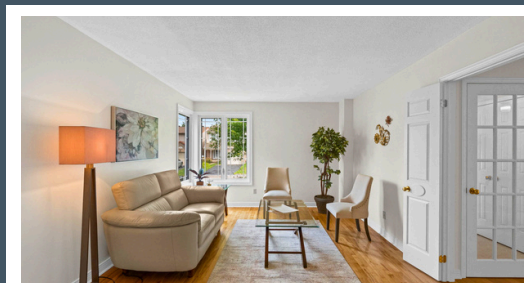
Katimavik/Hazeldean - Kanata

About this Property

Set on a quiet, family-friendly street, this beautifully maintained 4-bedroom, 2.5-bathroom detached home offers a thoughtful layout, generous living spaces and a setting designed for everyday family life. Warm hardwood flooring throughout, an updated, refined kitchen with quartz countertops, a welcoming family room with a WETT-certified wood-burning fireplace and a spacious backyard overlooking the school grounds create a comfortable and inviting home with room to grow.

Awesome Features:

- ✓ Prime Location
- ✓ Family Friendly Layout
- ✓ 2 Car Garage
- ✓ Spacious 2nd floor
- ✓ Carpet-Free Home
- ✓ Bright Living Spaces



Contact me for more information:
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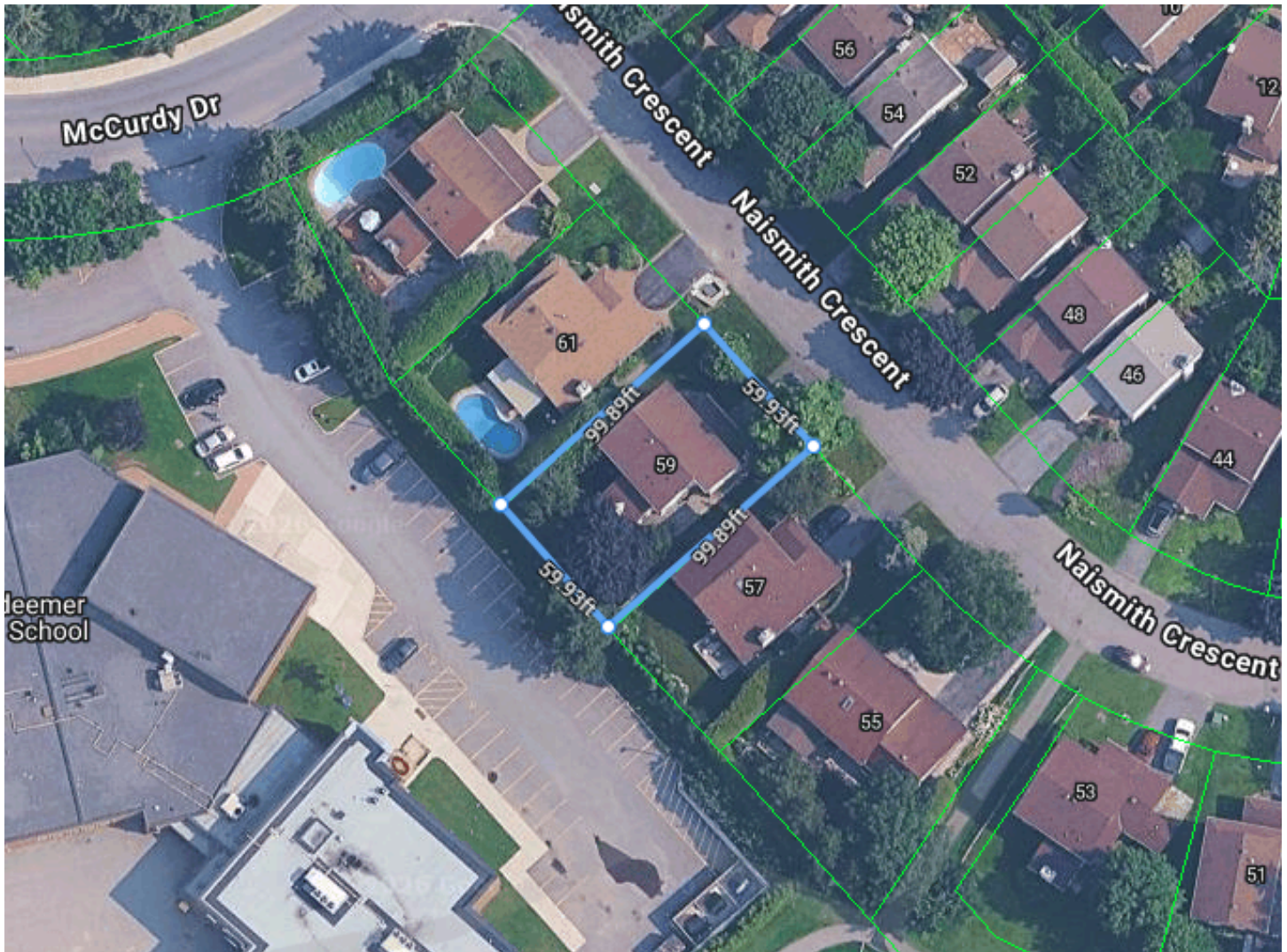




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Lot Measurements as per GeoWarehouse

99.89 ft x 59.93 ft x 99.89 ft x 59.93 ft



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



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Katimavik/Hazeldean - Kanata

Builder
Campeau

Year Built
~1981

Property Tax
~\$5228.37/2026 as per Tax Bill

Closing Date
To Be Arranged

Rental Items
Hot Water Tank
~\$30.93/month

Telus Alarm System
Monitoring, to be
discharged by closing

Hydro
~\$140.00/month

Water/Sewer
~\$67.50/month

Gas
~\$97.00/month

Inclusions
Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Light
Fixtures, Bathroom Mirrors, A/C, Bathroom Mirrors, 2 Garage
Door Remotes (x2).

Exclusions
None.

Updates & Upgrades

- ~2013 Roof Redone with 50-year Shingles (as per homeowner; buyer to conduct their own due diligence)
- ~2016 Windows Replaced by Vurdun; warranty covers all parts & labour for 20 years
- ~2026 Professionally Repainted Kitchen Cabinets
- ~2026 Professionally Repainted Home Interior - Dovewing from Benjamin Moore
- ~2026 Professional Duct Cleaning
- ~2026 WETT Certified Wood-Burning Fireplace
- 3-piece Rough-in in Basement

Hot Water Tank
~2018

Furnace
~2020

A/C
~2019

Windows
~2016

Roof
~2013

Stove
~1979

Fridge
~2007

Dishwasher
~2010

Washer
~2012

Dryer
~1980

*Note: Appliances included are "as-is", they work
however, ages vary & are not warranted.



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What's Nearby

Transit

The nearest street-level transit stop is Mccurdy At Thiessen

Safety

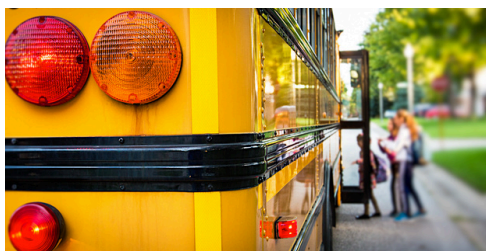
Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 380 Eagleson Road
Police Station | 1921 Provincial Police Lane

Parks And Recreation

Stonegate Park | 2-minute walk
45 McIntosh Way | Playground, Basketball Court, Ball Diamond, Sports Court

Sewell Park | 5-minute walk
15 Sewell Way | Playground

Hayward Park | 2 Minutes
79 Mccurdy Dr | Playground & Sports Field



Schools in the Area

Public Schools

Castlefrank Elementary School | 55 McCurdy Dr
Katimavik Elementary School | 64 Chimo Dr
Earl Of March Secondary School | 4 The Pkwy

Catholic Schools

Holy Redeemer School | 75 Mccurdy Drive
Holy Trinity High School | 180 Katimavik Road

French & French Catholic Schools

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive
École élémentaire catholique Roger-Saint-Denis | 186 Barrow Crescent
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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