



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



915 Embankment Street

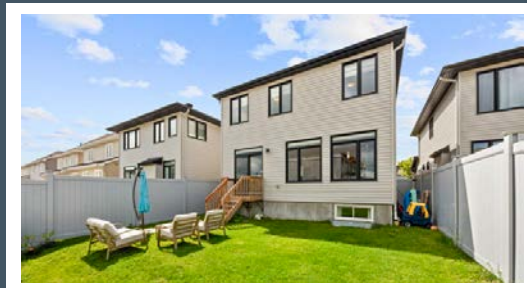
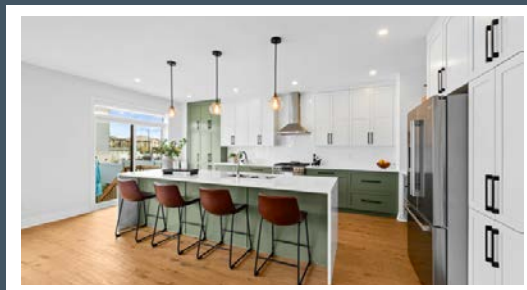
Detached, 2 Storey
Stittsville

About this Property

Set in the heart of Stittsville, this beautifully upgraded 4-bedroom, 3-bathroom Richcraft "Baldwin" detached home offers 2,693 sqft AG (per MPAC), a double garage and a thoughtfully designed layout for modern family living. Refined interiors, a striking kitchen centred around a quartz waterfall island and a generous, private fenced backyard create an inviting setting just moments from excellent schools, parks and the Trans Canada Trail.

Awesome Features:

- ✓ Prime Location
- ✓ 9' Main-Floor Ceilings
- ✓ Double-Car Garage w/ EV Charging Outlet
- ✓ 9' Basement Ceilings
- ✓ Quartz Waterfall Island
- ✓ Engineered Hardwood Throughout



Contact me for more information:
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The Entertainer's Living Room

The open-concept living room pairs refined finishes with a wonderful sense of openness. Oversized rear windows and a glass patio door create a strong connection to the backyard, while oak engineered hardwood flooring adds warmth and continuity. Recessed lighting keeps the look clean and modern, and custom motorized blinds add a polished, practical upgrade. Open to the kitchen, the space is equally suited to everyday family living and entertaining.

The Chef's Kitchen

Designed as a true focal point, the kitchen showcases custom Potvin soft-close cabinetry, a sophisticated two-tone finish and a striking quartz herringbone backsplash. An oversized pencil-edge quartz waterfall island anchors the space, offering generous prep space and comfortable seating for everyday meals and entertaining. Stainless steel appliances, including a gas range, recessed lighting and a dedicated coffee nook with warm wood accent shelving complete the polished, contemporary design.



Beyond the Living Space

A dedicated dining room provides an elegant setting for family dinners and entertaining, while also offering the flexibility to function beautifully as a den, study or home office if desired. The surrounding spaces have been thoughtfully designed for everyday ease, with a mudroom providing direct access to the double garage and a convenient powder room completing the main level. The garage also features EV charging capability, adding another practical touch for modern living.



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



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The Primary Ensuite

Oak engineered hardwood continues throughout the upper floor, bringing a warm, cohesive finish to the home's four well-sized bedrooms. Three additional bedrooms are grouped together and served by a full family bath with double sinks, creating a practical setup for children, guests or a home office. Set apart in its own private wing, the spacious primary suite feels like a true retreat, with large windows, a generous walk-in closet and an ensuite.

The Spa-Inspired Ensuite

Designed with sleek, contemporary finishes, the 5-piece primary ensuite features double sinks, a glass-enclosed shower with matte-black hardware, and a built-in soaker tub framed by a white tiled surround. Beside the large window, recessed niches on either side of the tub add so much function and architectural interest, while the overall layout creates a polished, spa-like space for everyday routines.



Beyond the Living Space

A beautifully finished wood staircase with upgraded wrought-iron spindles and an open-to-below design continues the home's polished feel upstairs. The upper-level laundry room adds everyday convenience, while the unfinished basement offers 9' ceilings, a bathroom rough-in and an open layout with excellent potential for a future recreation room, home gym, guest suite or combination of additional living spaces.



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Lot Measurements as per GeoWarehouse

35.95 ft x 98.33 ft x 35.95 ft x 98.33 ft



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915 Embankment Street Stittsville

Builder
Richcraft

Model
Baldwin

Year Built
~2022 (Per MPAC)

Closing Date
60-90 days or TBA

Property Tax
~\$6,831.27/2026
as per tax bill

Rental Items
Tankless Water Heater
~\$60.65/month

Hydro
~\$150.00/month

Water/Sewer
~\$80.00/month

Gas
~\$60.00/month

Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Hood fan, Microwave, Light Fixtures, Bathroom Mirrors, Motorized Window Blinds + Remotes, TV Wall Brackets, HRV, A/C, Garage Door Openers, Smart Thermostat, Ring Doorbell, Backpack Wall Hook's in Foyer

Exclusions

TV's, Hall Tree in Mudroom, Decorative Mirrors, Projector and Projector Screen in basement

Updates & Upgrades

- Custom Potvin Kitchen with Soft-Close Cabinetry, Quartz Waterfall Island & Herringbone Backsplash
- Engineered Hardwood Flooring Throughout the 1st & 2nd Levels
- Custom Motorized Blinds on Main Level
- Upgraded Wood Staircase with Wrought-Iron Spindles & Open-to-Below Design
- 9' Basement Ceilings, Bathroom Rough-In & Open Layout for Future Finishing
- Private PVC-Fenced Backyard
- Double Garage with EV Outlet & Interior Access
- Central Vacuum Rough-in

Tankless Water Heater
~2022

Furnace
~2022

A/C
~2022

Windows
~2022

Flooring
~2022

Roof
~2022

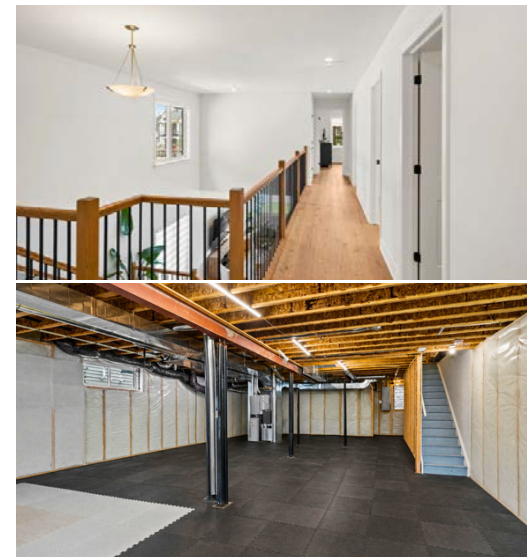
Stove
~2022

Fridge
~2024

Washer
~2022

Dryer
~2022

Dishwasher
~2022



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What's Nearby

Transit

The nearest street-level transit stop is Cope at Yellowtail

Safety

Queensway Carleton Hospital | 3045 Baseline Road

Fire Station | 34 Iber Road

Police Station | 211 Huntmar Drive

Parks and Recreation

PUTNEY PARK | 8 MIN WALK | 631 PUTNEY CRES

- Playground and Trail

BLACKSTONE PARK | 13 MIN WALK | OXER PLACE

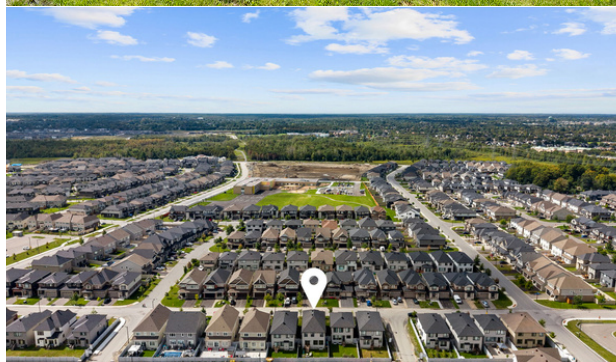
- 1 Playground and Sports Field

ROUNCEY PARK | 16 MIN WALK | ROUNCEY ROAD

- 1 Playground and Splash Pad

CARDELREC COMPLEX | 5 MIN DRIVE | 1500 SHEA RD

- 2 Pools, 2 Rinks, Ball Diamond, 4 Sports Fields, Track,
Community Centre, Skateboard Park, Gym



Schools in the Area

Public Schools

Westwind Public School | 111 Hartsmere Dr

South Carleton High School | 3673 McBean St

Maplewood Secondary School | 700 Cope Dr

Catholic Schools

St. Bernadette School | 60 Defence St

All Saints High School | 5115 Kanata Avenue

French & French Catholic Schools

École élémentaire catholique Saint-Jean-Paul II | 5473 Abbott St E

École secondaire publique Maurice-Lapointe | 17 Bridgestone Drive

École secondaire catholique Paul-Desmarais | 5315 Abbott St E

E&OE schools determined through individual school board locator tools.

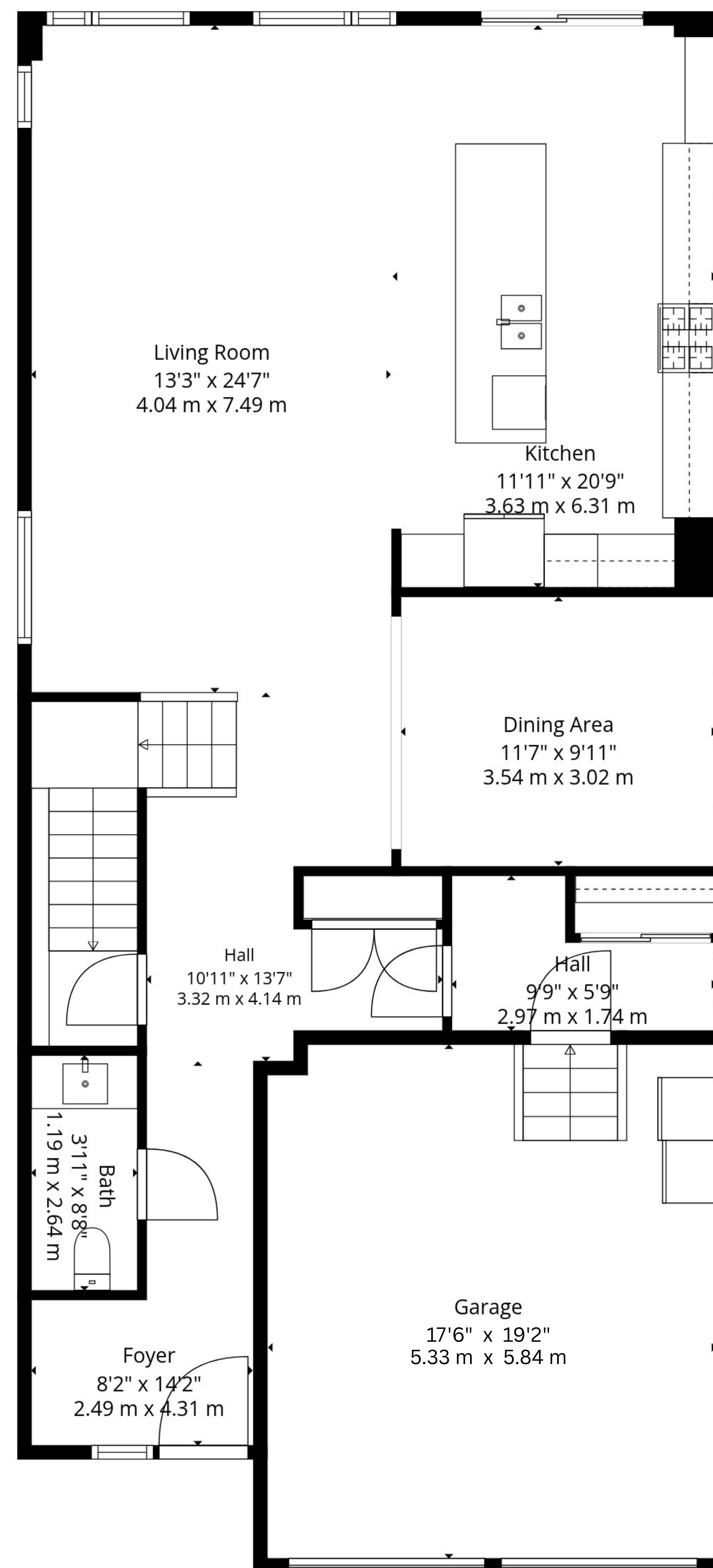
Please check with boards for individual needs*

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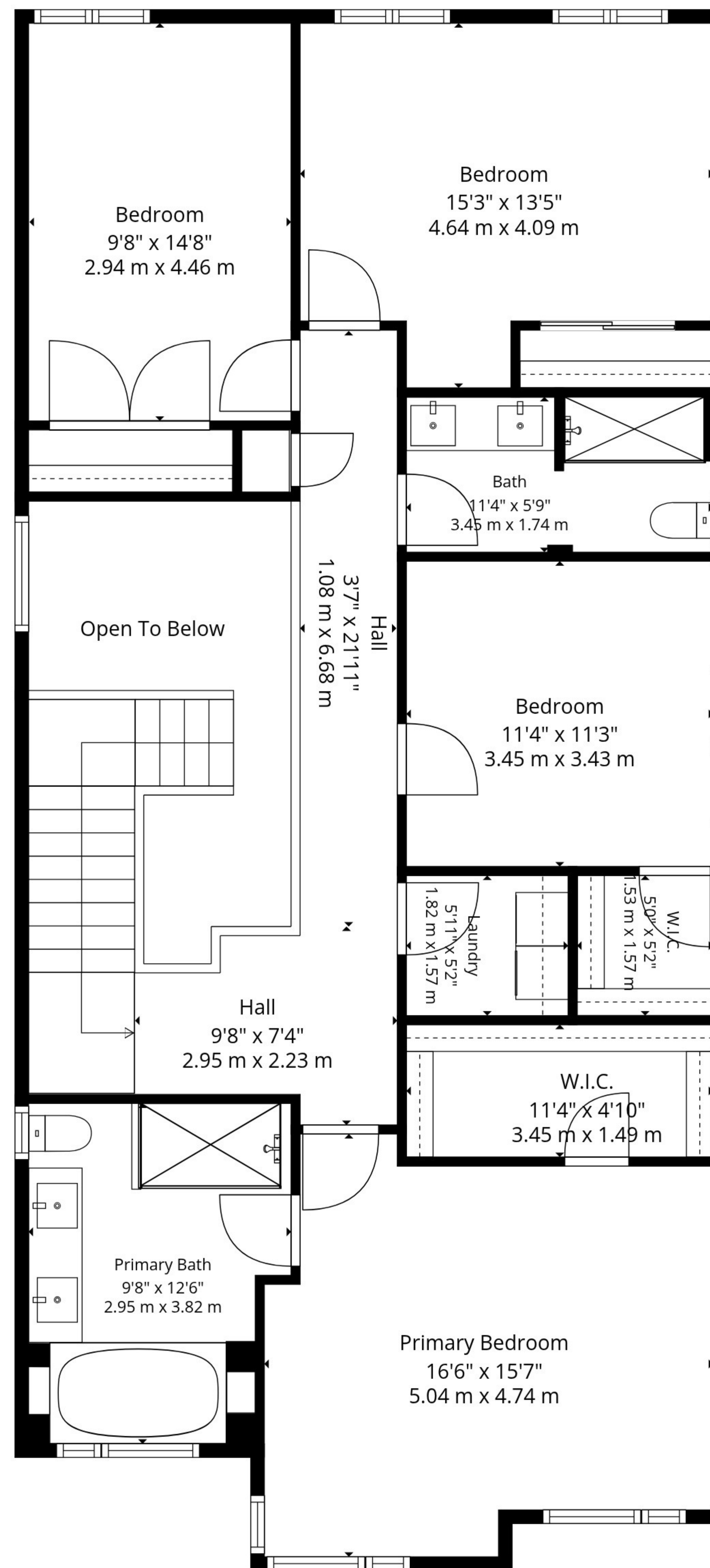


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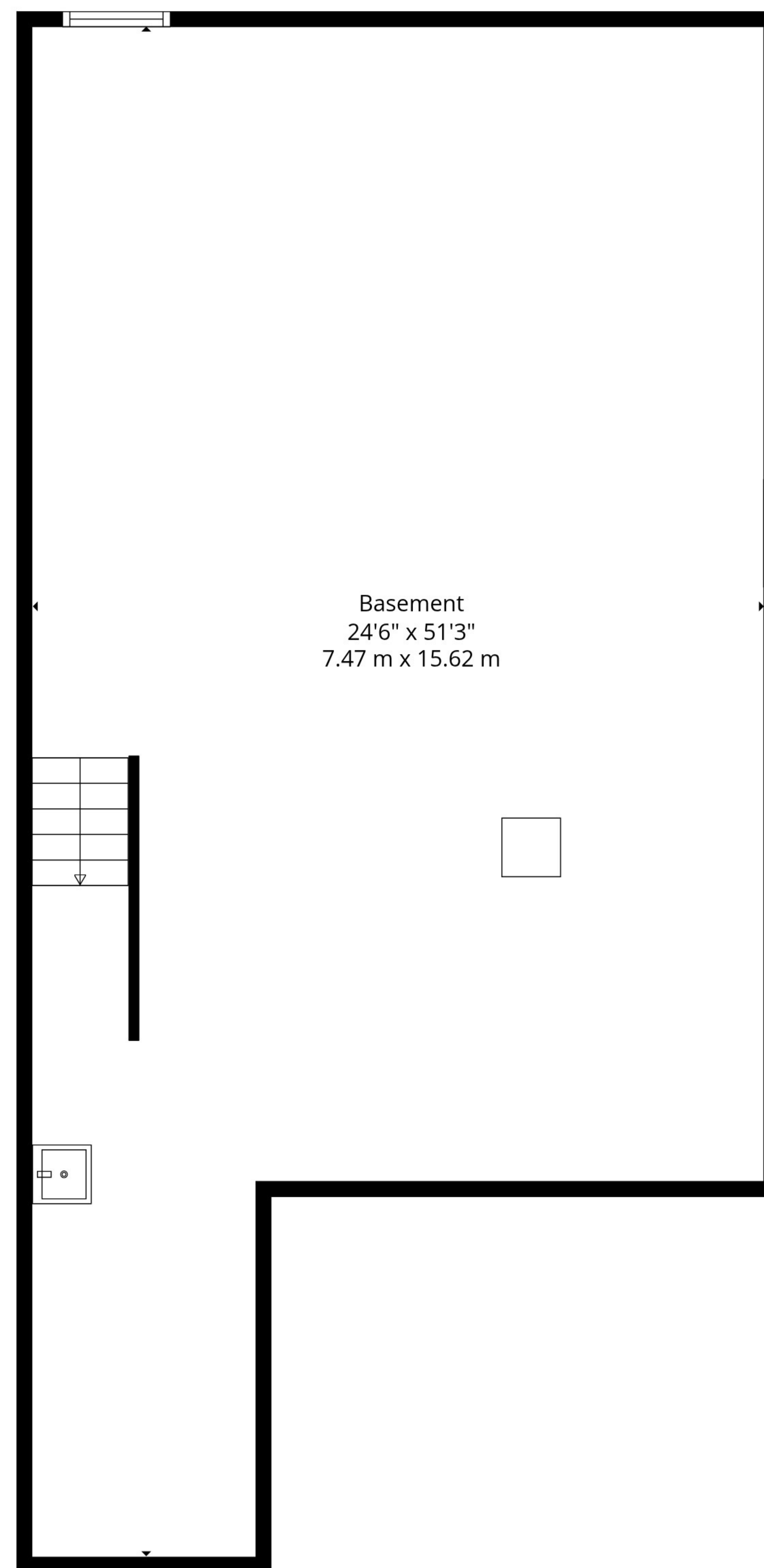




All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



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