



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR



915 Embankment Street

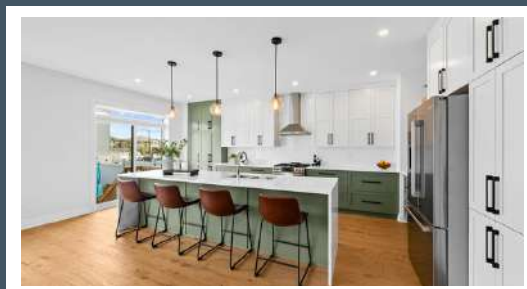
Detached, 2 Storey
Stittsville

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



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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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