



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



136 Shaughnessy Crescent

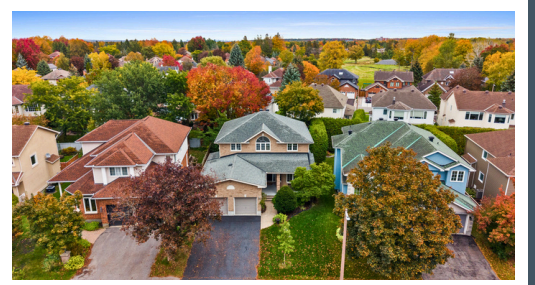
2 Storey, Detached Home w/ Separate Entrance
Kanata Lakes

About this Property

Nestled on a quiet, tree-lined crescent in prestigious Kanata Lakes, this elegant custom-built home offers 4+1 beds, 3+1 baths and over 4,000 square feet of beautifully finished living space across three levels. With gracious, light-filled interiors, a stunning newly renovated lower level with a separate side entrance ideal for multigenerational living, and a private backyard framed by mature trees, this exceptional residence offers a wonderful blend of timeless elegance, comfort and versatility for modern family living.

Awesome Features:

- ✓ Top Schools Nearby
- ✓ 9ft Ceilings on Main Floor
- ✓ Private Treed Backyard
- ✓ Generous Primary Suite
- ✓ Separate Side Entrance
- ✓ Finished Lower Level



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The Grand Foyer

The grand foyer makes an immediate impression with soaring open-to-above views and a curved staircase leading to the second level. To the left, a study and the laundry room offering a separate side entrance to the basement and convenient inside access to the double garage. Through the arched opening to the right, the bright living room features front-facing windows and maple hardwood flooring, flowing seamlessly into the formal dining room, where a recessed wall niche creates an elegant focal point.

The Chef's Kitchen

The beautifully appointed chef's kitchen features white quartz countertops, a beautiful backsplash, warm maple cabinetry, stainless steel appliances, and a centre island with additional storage. A window above the sink overlooks the private backyard, bringing natural light and peaceful views. Just around the corner, a convenient walk-in pantry provides generous additional storage, completing the thoughtfully designed kitchen.



The Family Room

The inviting family room features maple hardwood flooring, a cozy gas fireplace, a recessed wall niche ideal for a large TV, and an oversized window overlooking the private, tree-lined backyard. Open to the kitchen and breakfast nook, the space is perfectly suited for everyday living and entertaining! Through the glass patio doors leading directly to the spacious two-tiered deck, creating a seamless extension of the indoor living space.



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



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The Spacious Primary Bedroom

Through double doors, the generous primary retreat impresses with beautiful hardwood flooring and a peaceful sitting area framed by panoramic windows overlooking the backyard. A spacious walk-in closet with built-in shelving provides excellent storage, while the ensuite features double sinks, a separate shower, built-in shelving and a relaxing soaker tub with serene yard views. Three additional bedrooms and a full main bath complete the upper level.

The Versatile Lower Level

The fully finished lower level offers an expansive recreation room with space for a home theatre, games area and much more! A generous bedroom, stunning full bathroom with a tiled glass-enclosed shower, and an additional study/flex room provide exceptional versatility, with potential for a future kitchenette if desired. Adding even greater value, the separate side entrance creates an ideal setup for multi-generational living, extended family, guests or a private lower-level retreat.



The Stunning Backyard

The private backyard is framed by mature cedar hedges along two sides and beautiful, full-grown trees that create a peaceful natural setting. A spacious two-tiered deck provides the perfect spot for outdoor dining and entertaining, while the generous green lawn offers plenty of room for children to play. All set in an outstanding family location close to highly regarded schools, parks, shopping, transit and convenient highway access.

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Lot Measurements as per GeoWarehouse

10.65 ft x 24.45 ft x 125.52 ft x 47.11 ft x 119.84 ft x 25.92 ft



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Model
Custom

Year Built
~2000

Closing Date
To Be Arranged

Rental Items
None

Property Tax
~\$8,159.26/2026 as per Tax Bill

Gas
~\$106.00/month

Hydro
~\$175.00/month

Water/Sewer
~\$58.00/month

Inclusions

Fridge, Stove, Dishwasher, Washer & Dryer, Hood Fan, Light Fixtures, Bathroom Mirrors, Window Blinds, A/C, Hot Water Tank, Garage Door Remote, Camera Doorbell, Shelving in Primary WIC, Shelving in Ensuite, Children's Play-structure in Backyard

Exclusions

TV's, Salon Station in Basement, Foosball table, BBQ, Patio Furniture, Decorative Mirrors on Mainfloor Hallway & Dining Room.

Updates & Upgrades

- ~2015 Stone walkway refreshed.
- ~2021 Basement bathroom updated with a new shower, toilet, sink and flooring.
- ~2023 Garage floor resurfaced and parking refreshed.
- ~2026 Interior repainted throughout.
- ~2026 Basement updated with new flooring and a drywall ceiling.
- ~2026 New carpet installed on the stairs.

- ~2026 Countertops updated in the main bathroom and primary ensuite.
- ~2026 Glass replaced in seven upstairs windows.
- ~2026 New laundry sink installed.
- ~2026 New owned hot water tank installed.
- 9 ft Ceilings on Main Floor
- Updated interior lighting (except foyer, dining and kitchen)

Hot Water Tank
~2026

Furnace
~2018

A/C
~2000

Windows
~2000, Some Replaced 2026

Flooring
~2000

Roof
~2016

Stove
~2016

Fridge
~2016

Washer
~2020

Dryer
~2020

Dishwasher
~2016



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What's Nearby

Transit

The nearest street-level transit stop is Knudson At Shaughnessy

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 1921 Provincial Police Lane

Parks And Recreation

WHALEN PARK | 5-MIN WALK | 4111 KANATA AVE

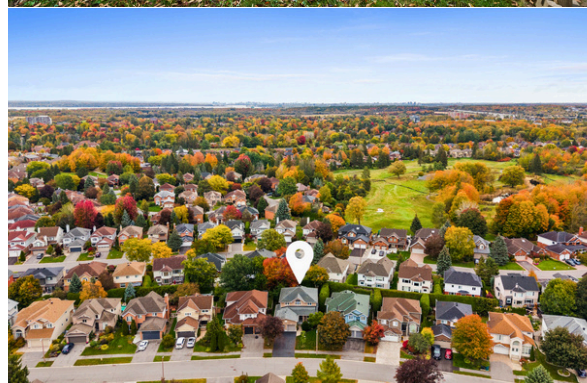
- Playground, Rink, Basketball Court, Baseball Diamond, Sports Fields, Trails

JIM MALONE PARK | 7-MIN WALK | 400 GOLDRIDGE DR

- Playground, Tennis Court, Basketball Court, Sports Fields, Trail.

SUE NICKERSON PARK | 7-MIN WALK | 88 KNUDSON DR

- Playground



Schools in the Area

Public Schools

Stephen Leacock Public School | 25 Leacock Drive
W. Erskine Johnston Public School | 50 Varley Drive
Earl Of March Secondary School | 4 The Pkwy

Catholic Schools

Georges Vanier 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*

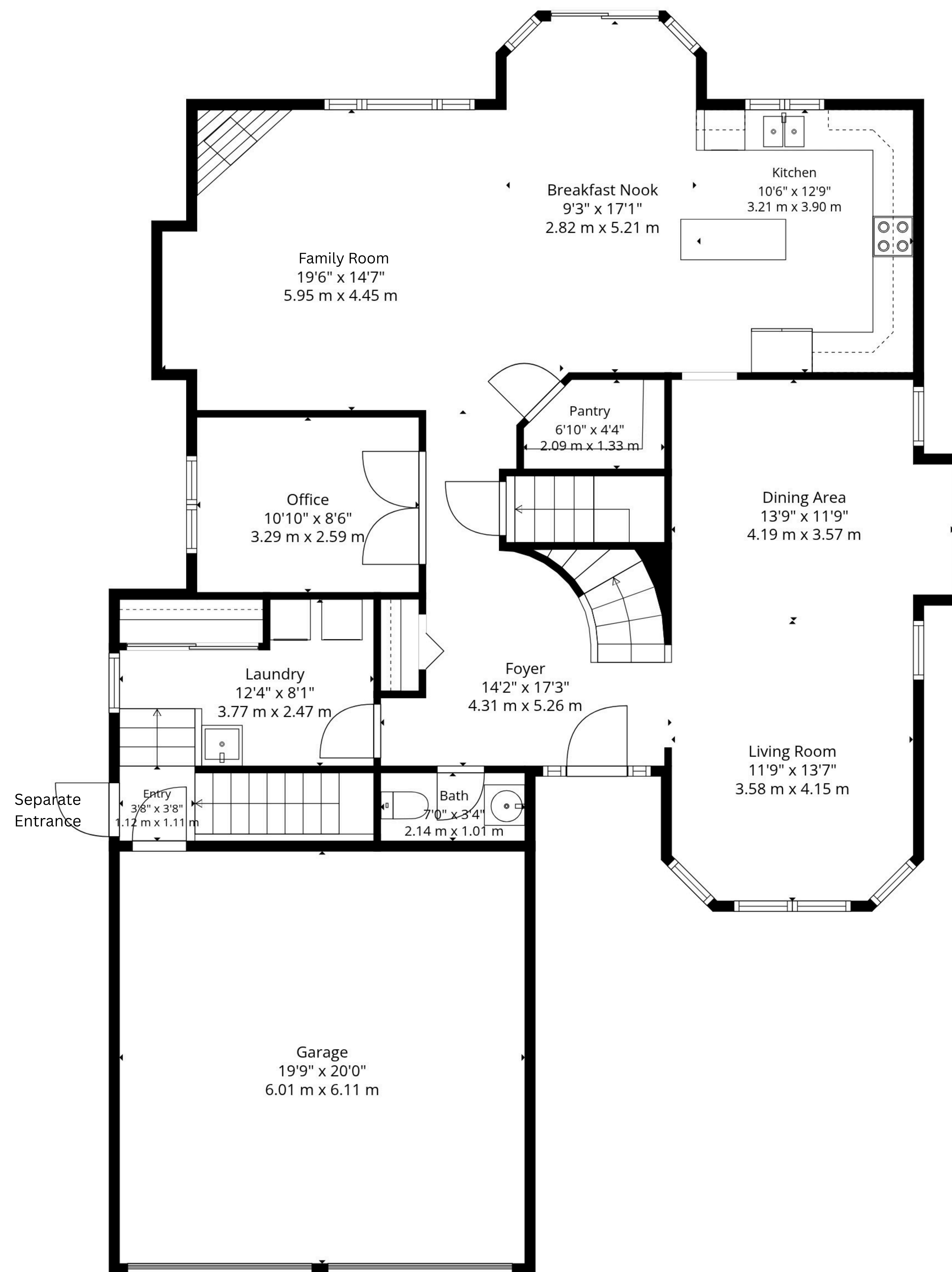


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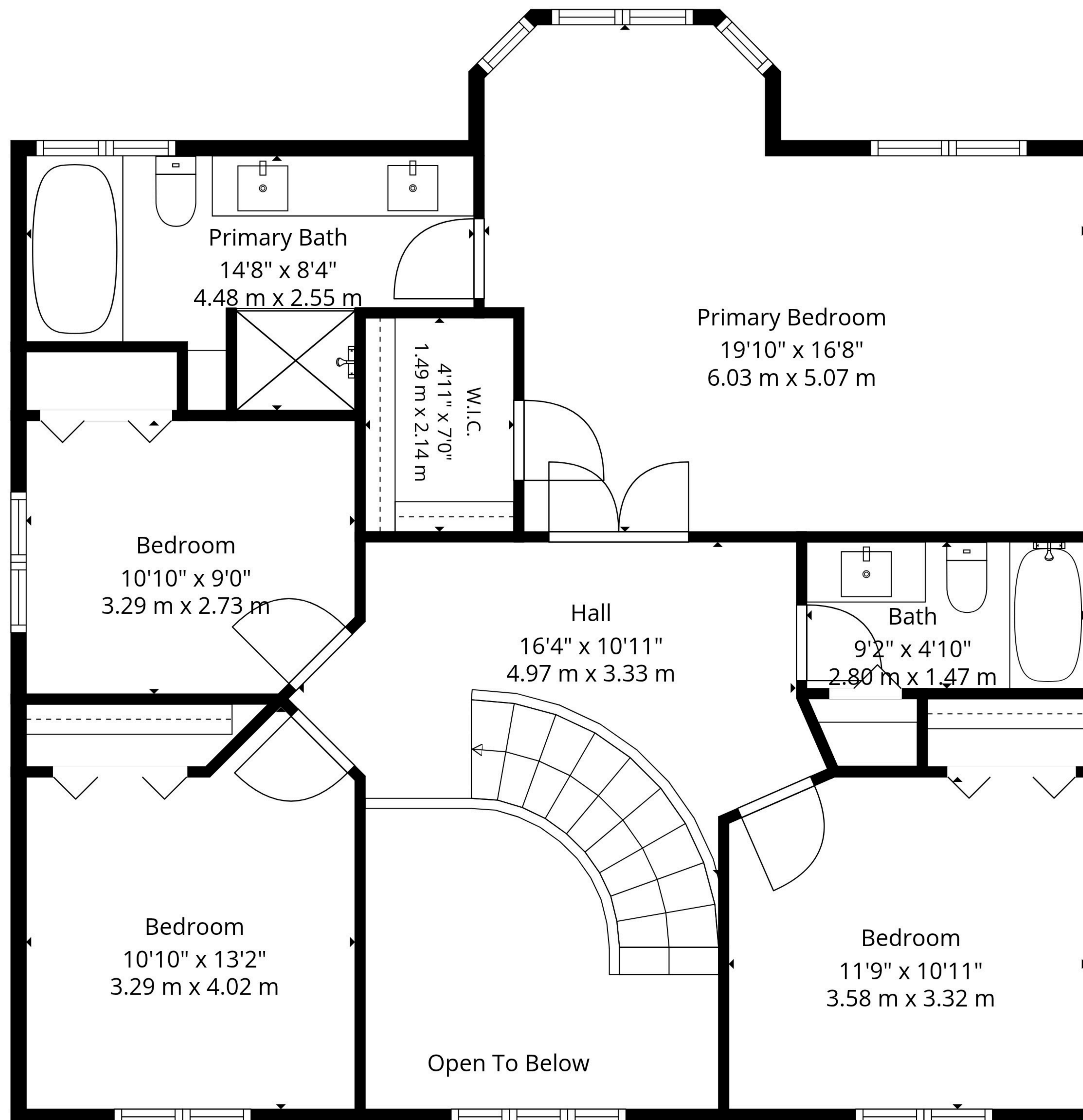


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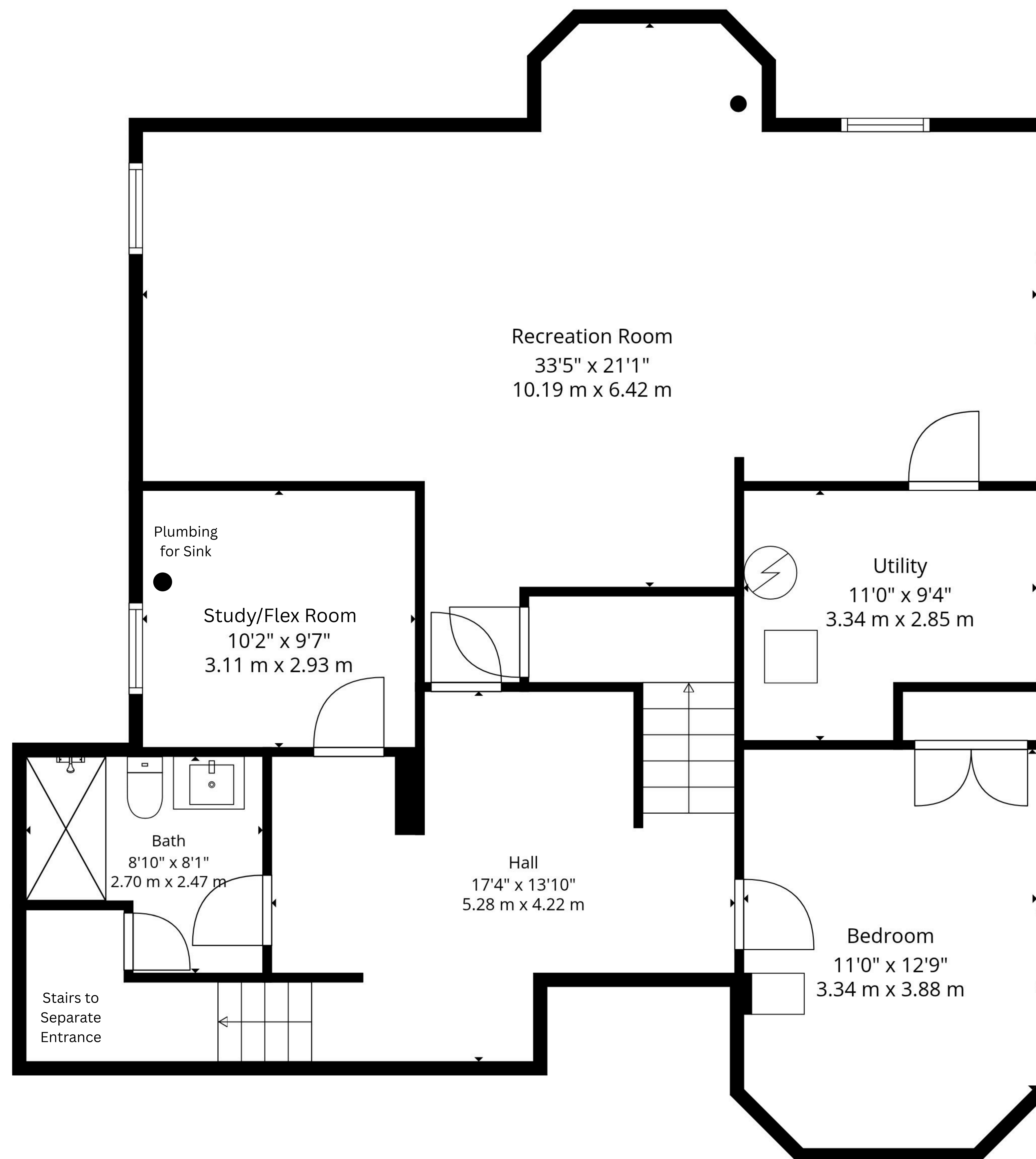




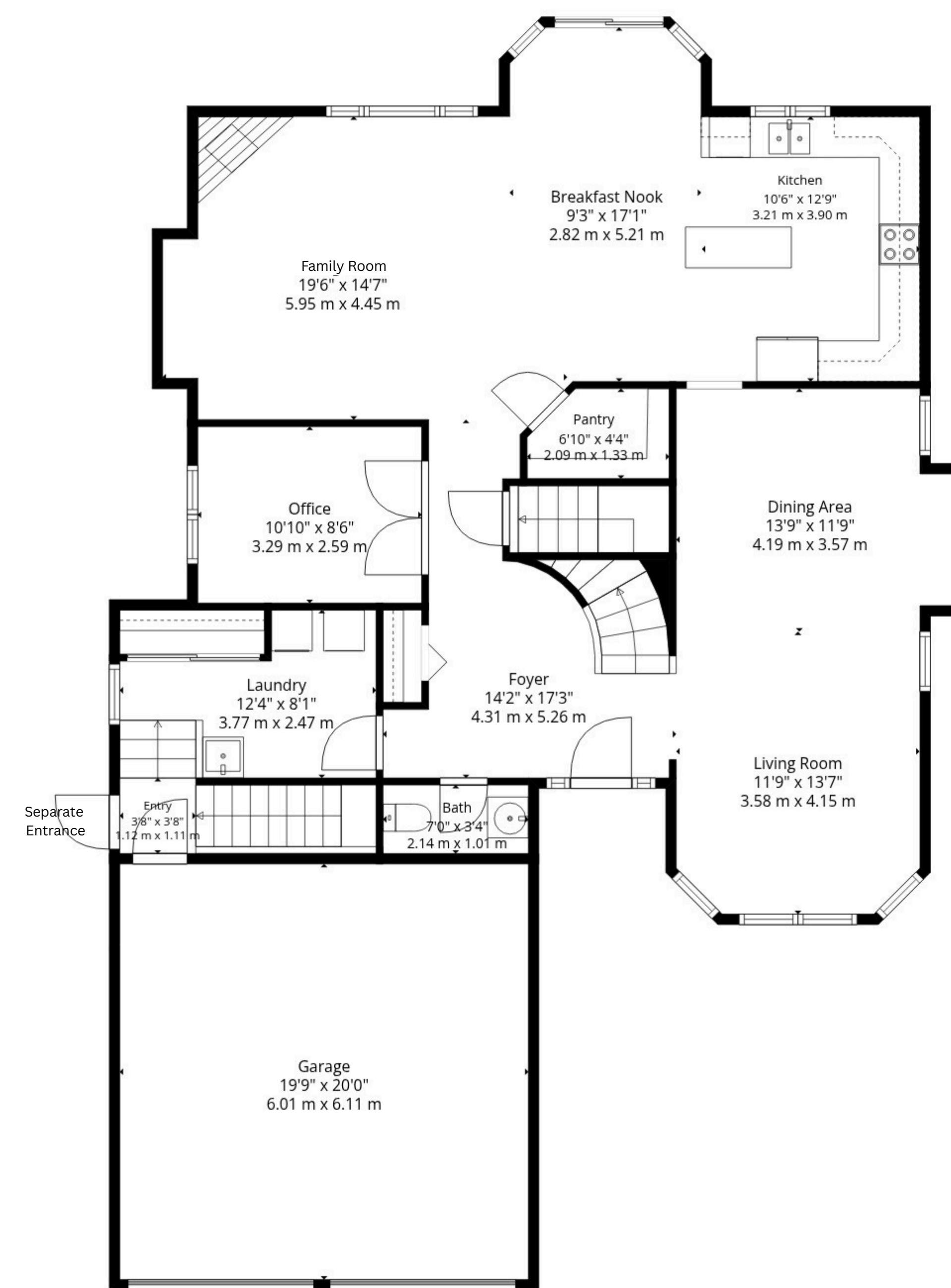
All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



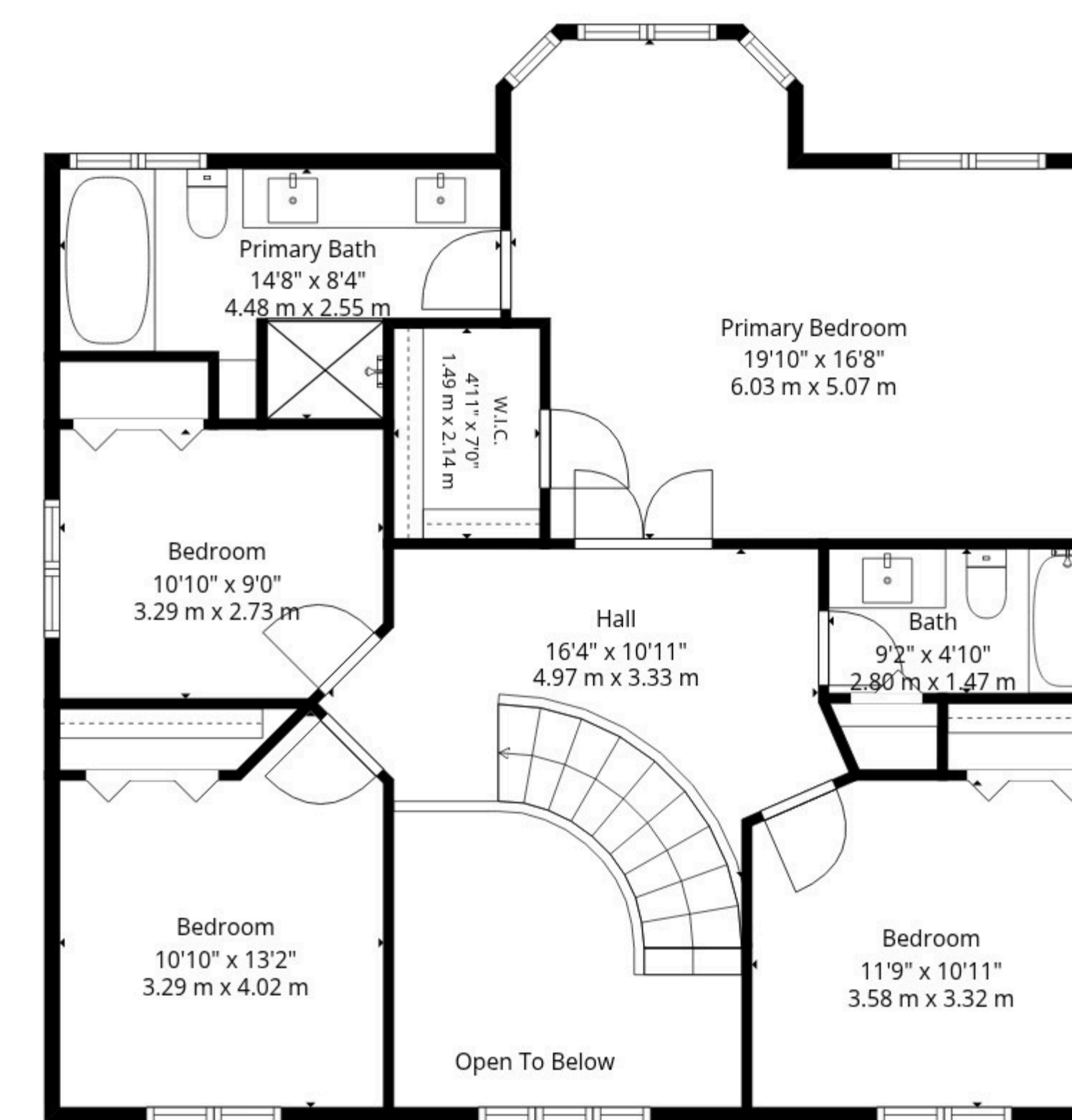
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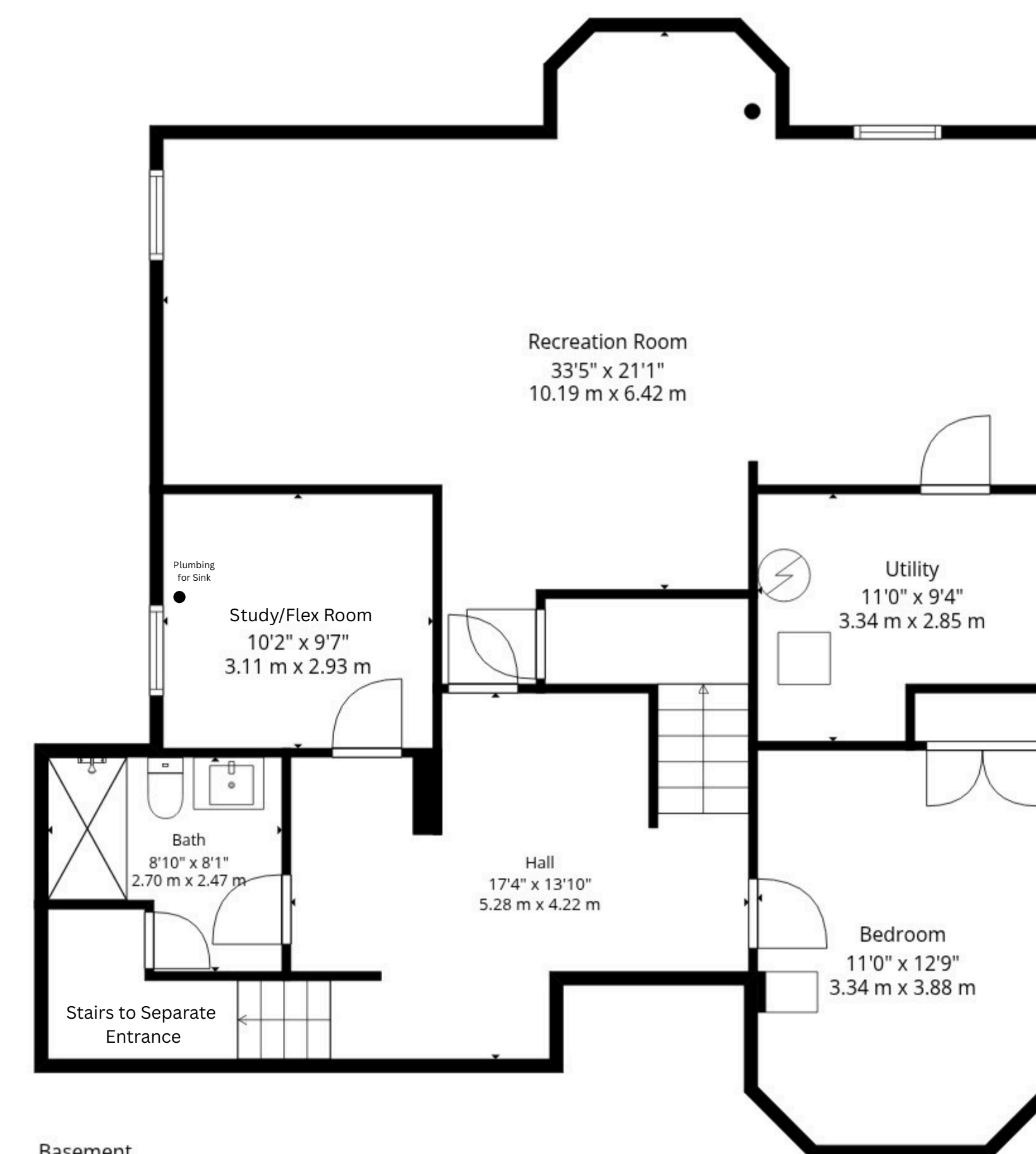
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1st Floor



2nd Floor



Basement

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