



HAUSCHILD GROUP
REAL ESTATE TEAM



Christine Hauschild
REALTOR®



217 Ketchikan Crescent

2 Storey Detached w/ Walkout Basement
Kanata Lakes/Heritage Hills

About this Property

Set on a premium lot backing onto peaceful natural greenspace in sought-after Kanata Lakes, this exceptional Uniform-built Millar model offers 4+2 beds, 5 baths & approx. 4,172 sqft of beautifully finished living space across three levels. Thoughtfully enhanced with over \$100k in builder upgrades, the home features light-filled updated interiors with a fully finished walkout lower level and serene views from every floor, creating an impressive setting for both everyday living and entertaining.

Awesome Features:

- ✓ Forested Rear Backyard
- ✓ Upgraded Chef's Kitchen
- ✓ Spacious Rear Balcony
- ✓ Striking Chandeliers
- ✓ Fully Finished Walkout Basement
- ✓ 9' Ceilings on Main & Lower Levels



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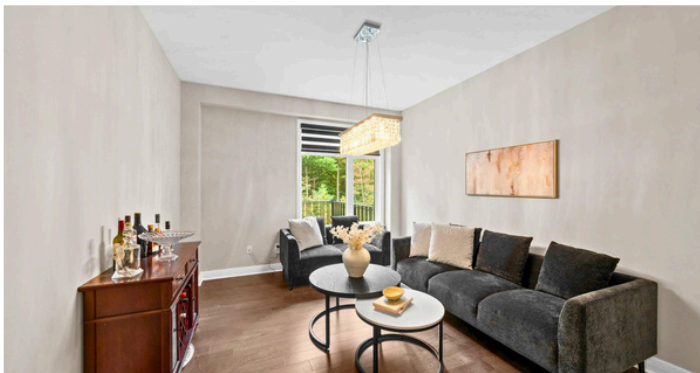
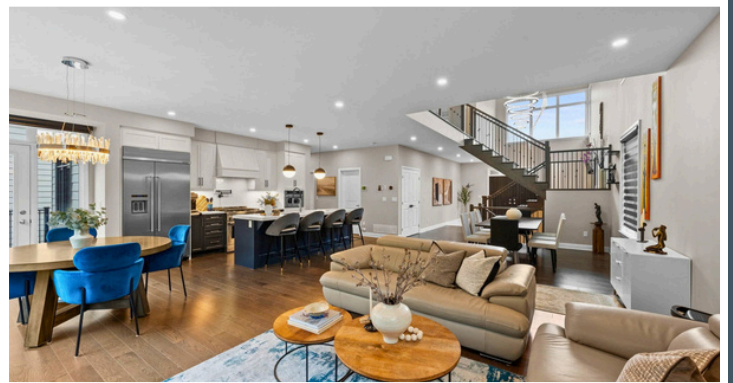


The Chef's Kitchen

The upgraded chef's kitchen makes a striking statement with two-toned soft-close cabinetry, KitchenAid SS appliances, a custom decorative hood fan cover, pot filler, subway tile backsplash & stunning Cambria Torquay quartz counters. The expanded island features a 2' mitered waterfall apron & additional cabinetry for storage, while a convenient walk-in pantry with shelving, just off the kitchen, adds even more functionality. Just beyond, the bright breakfast nook captures serene views of the forested backdrop.

The Living/Dining Room

With 9' ceilings throughout the main level, the formal dining area continues the home's dramatic open-to-above design, creating a grand sense of space enhanced by an impressive statement chandelier. Just beyond, the elegant living room is anchored by a beautiful gas fireplace with a striking full-height tile surround, creating a warm and sophisticated focal point for everyday living and entertaining.



Thoughtful Main Floor Design

The main floor is completed by a versatile flex room or study, ideal for a home office, a stylish powder room with a 36" vanity and granite countertop, and a spacious dedicated mudroom with convenient inside access to the double garage. Just off the breakfast nook, patio doors open to the rear balcony, where beautiful views of the forested backdrop and a gas BBQ line create an inviting outdoor extension of the living space.

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

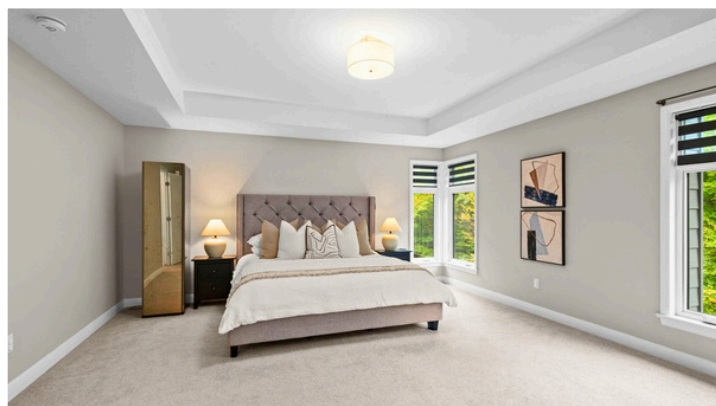


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The Primary Suite

Privately positioned in its own wing, the expansive primary retreat enjoys large windows with serene forested views, a walk-in closet with built-in shelving, plus a second closet directly across. The luxurious ensuite features a 36" tall double vanity topped with striking Cambria Montgomery quartz, undermount sinks, soft-close cabinetry, a soaker tub overlooking the treed backdrop & a glass-enclosed shower. A secondary bedroom with its own ensuite, along with conveniently located upper-level laundry, completes this thoughtfully designed floor.

The Entertainer's Lower Level

Designed for entertaining, the fully finished walkout basement offers 9' ceilings and a thoughtfully upgraded floor plan modified from the original Millar design. An expansive open layout is enhanced by oversized picture windows with ample room for a recreation area, games space or home theatre. A designated corner offers excellent potential for a future wet bar, while two additional bedrooms and a full bathroom with a 36" vanity and granite countertop provide flexibility for guests, extended family or a home office. Ample storage completes this highly functional lower level.



The Spectacular Backyard

The walkout leads directly to the beautiful backyard, backing onto a peaceful forested setting that offers a wonderful space for kids to play, with plenty of room for a future hot tub. Ideally located just steps from trails, parks and schools, with South March Highlands Conservation Forest, Kanata Centrum Shopping Centre, Highway 417, Richcraft Recreation Complex and much more all close by.



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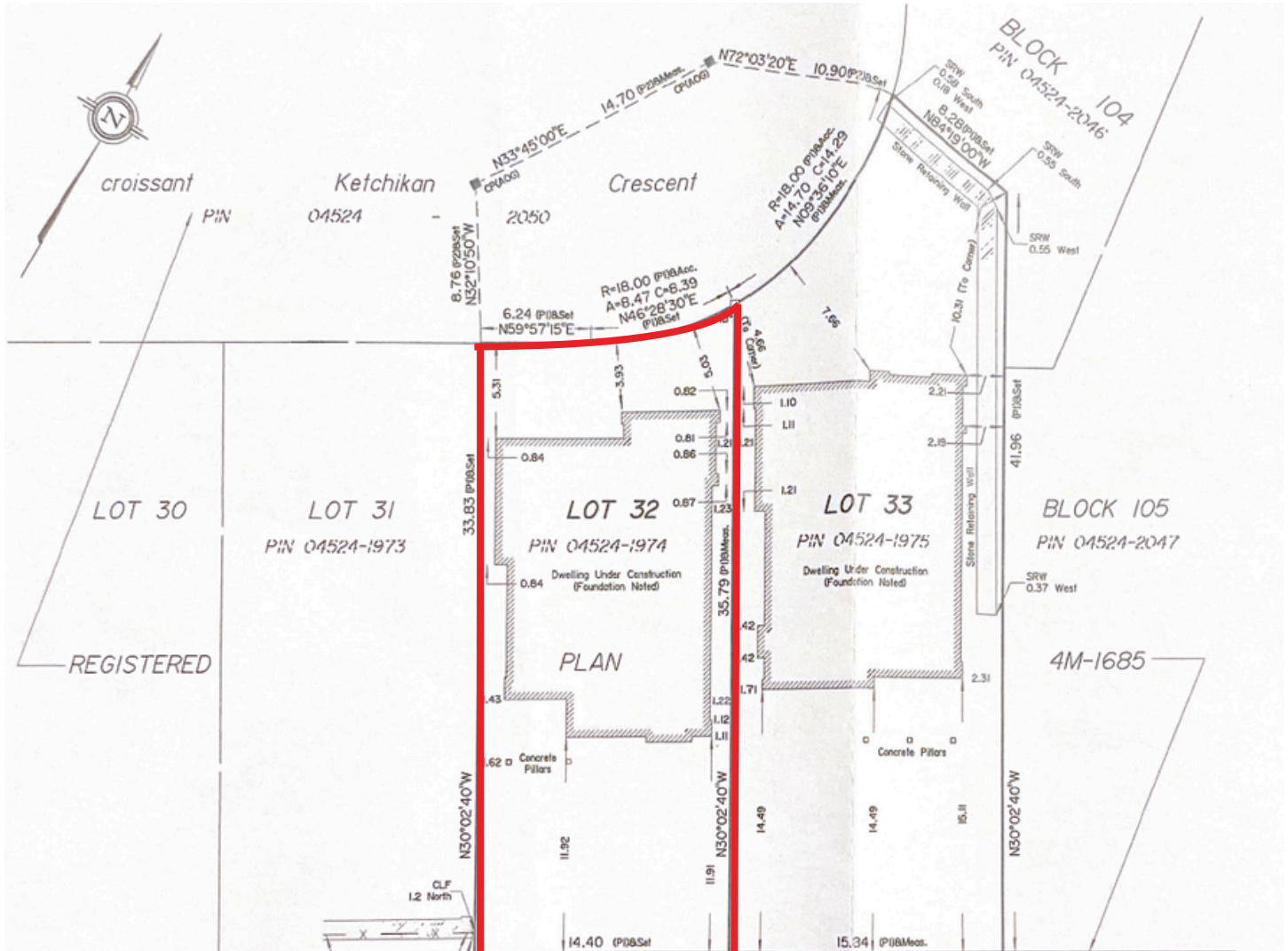
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Lot Measurements as per Geowarehouse

110.94 ft x 47.20 ft x 117.35 ft x 9.24 ft x 9.24 ft x 29.69 ft



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Builder

Uniform

Model

Millar

Year Built

~2022

Closing Date

To Be Arranged

Property Tax

~\$9,793.93/2026 as per
Tax Bill

Rental Items

Hot Water Tank
~\$59.70/month

Hydro

~\$170.00/month

Water/Sewer

~\$160.00/month

Inclusions

Fridge, Gas Range, Microwave, Dishwasher, Hood Fan, Washer & Dryer, All Light Fixtures, All Window Blinds, Upper Motorized Window Blinds, TV Wall Brackets, Floating Shelves in Dining Room & Primary Bedroom, Gym Mirror, Mirror in Lower Level Bedroom, Humidifier, Garage Door Remotes, Alarm System Equipment, Smart Thermostat



Gas

~\$40/month (Summer)

Exclusions

Gym Equipment, BBQ, TV's, Styler® Steam Closet in Primary, 2nd Fridge In Lower Level

*NOTE: Some Exclusions are Negotiable

Highlighted Updates & Upgrades

- Double Front Door, Premium Tile in Foyer
- Premium Cambria Torquay quartz in Kitchen with Enlarged Island
- Shelving in Walk-in Pantry
- 5" Engineered Red Oak Flooring
- Fireplace Surround to Full Height
- BBQ Gas line extending to Deck
- Powder Room Soft-close lid Toilet

- 9 ft ceilings on Main & Lower Levels
- Shelving in Primary WIC & Kitchen Pantry
- Stunning Cambria Montgomery quartz in Ensuite
- Bathrooms with Granite Countertops
- Soundproofing for Finished Walkout Basement
- All Stairs Hardwood Flooring
- Rough-in for Central Vacuum
- Rough-in Plumbing for Wet Bar in Basement
- Upgraded Shower in Primary. Soft-close lid Toilet

Hot Water Tank

~2022

Furnace

~2022

A/C

~2022

Windows

~2022

Flooring

~2022

Roof

~2022

Stove

~2022

Fridge

~2022

Washer

~2022

Dryer

~2022

Dishwasher

~2022

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What's Nearby

Transit

The nearest street-level transit stop is Huntsville at Escarpment

Safety

Queensway Carleton Hospital | 3045 Baseline Road
Fire Station | 1021 Teron Road
Police Station | 211 Huntmar Drive

Parks And Recreation

MOLLAOGLU PARK | 6-MIN WALK

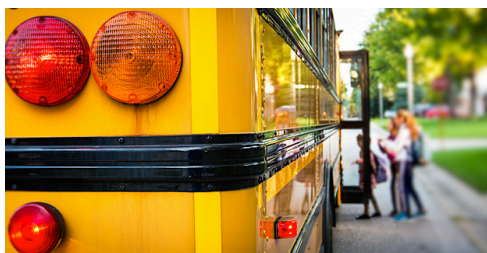
- Playground, Tennis Court, Basketball Court

RICHARDSON HERITAGE PARK | 10-MIN WALK

- Playground

KEYROCK PARK | 13-MIN WALK

- Playground, Skating Rink, Basketball Court



Schools in the Area

Public Schools

Kanata Highlands Public School | 425 Terry Fox Dr
W. Erskine Johnston Public School | 50 Varley Drive
Earl Of March Secondary School | 4 The Pkwy



Catholic Schools

St. Gabriel School | 400 Keyrock Dr
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



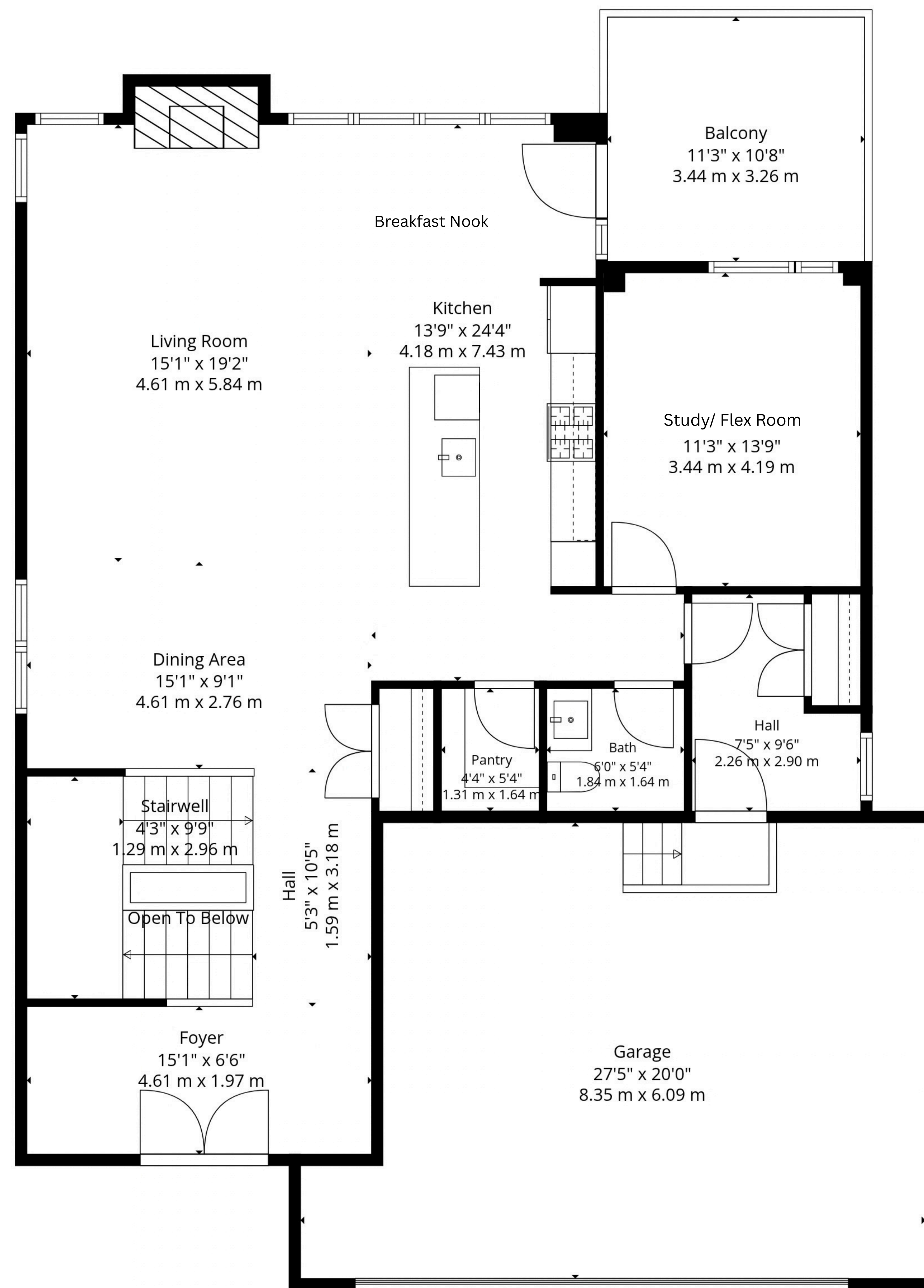
E&OE schools determined through individual school board locator tools.
Please check with boards for individual needs*

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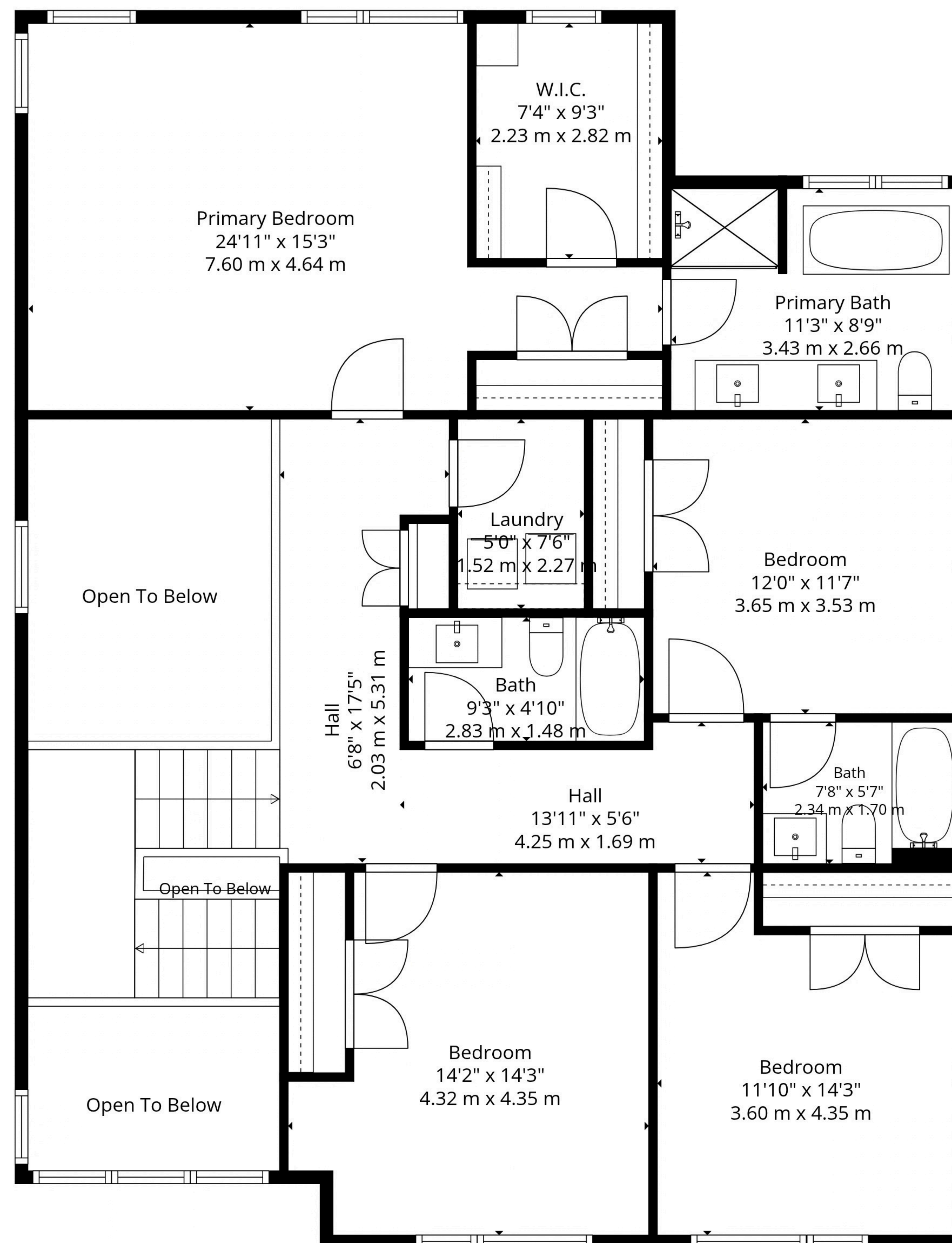


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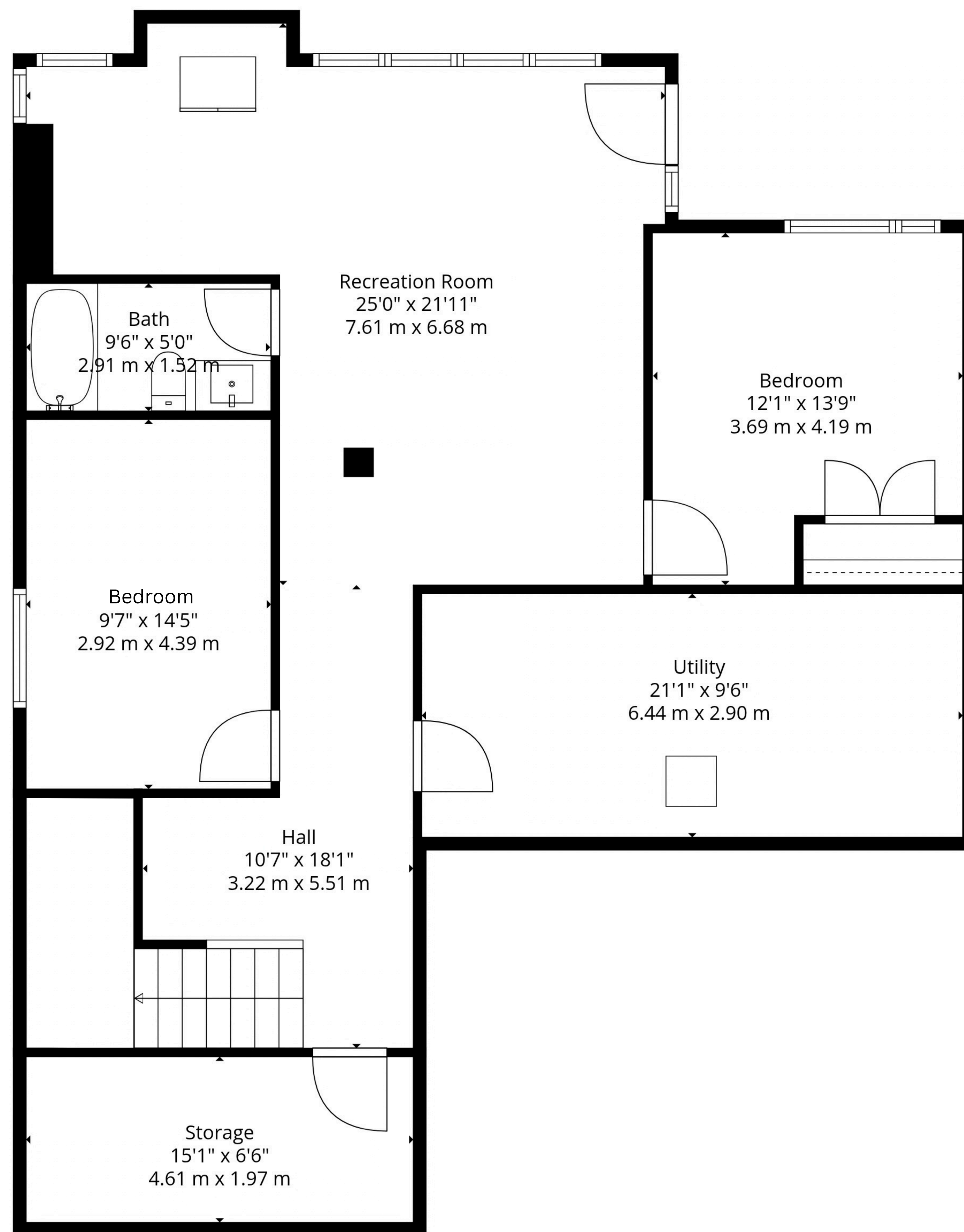




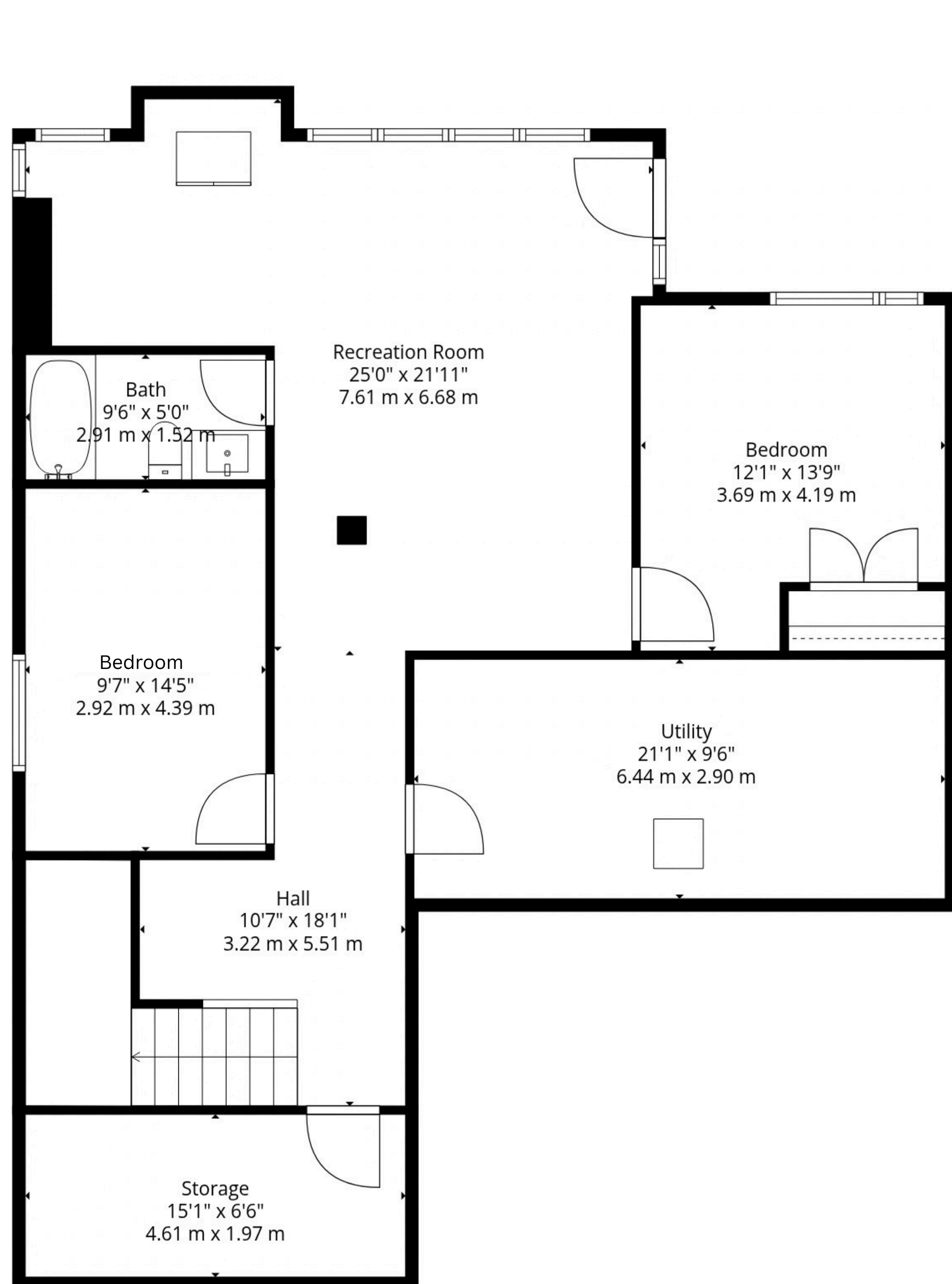
All room dimensions and floor areas are approximate and subject to independent verification.
Only major rooms are listed. Dimensions reflect the largest length and width, and portions of rooms may be smaller.
Total room area may not equal the product of length and width.



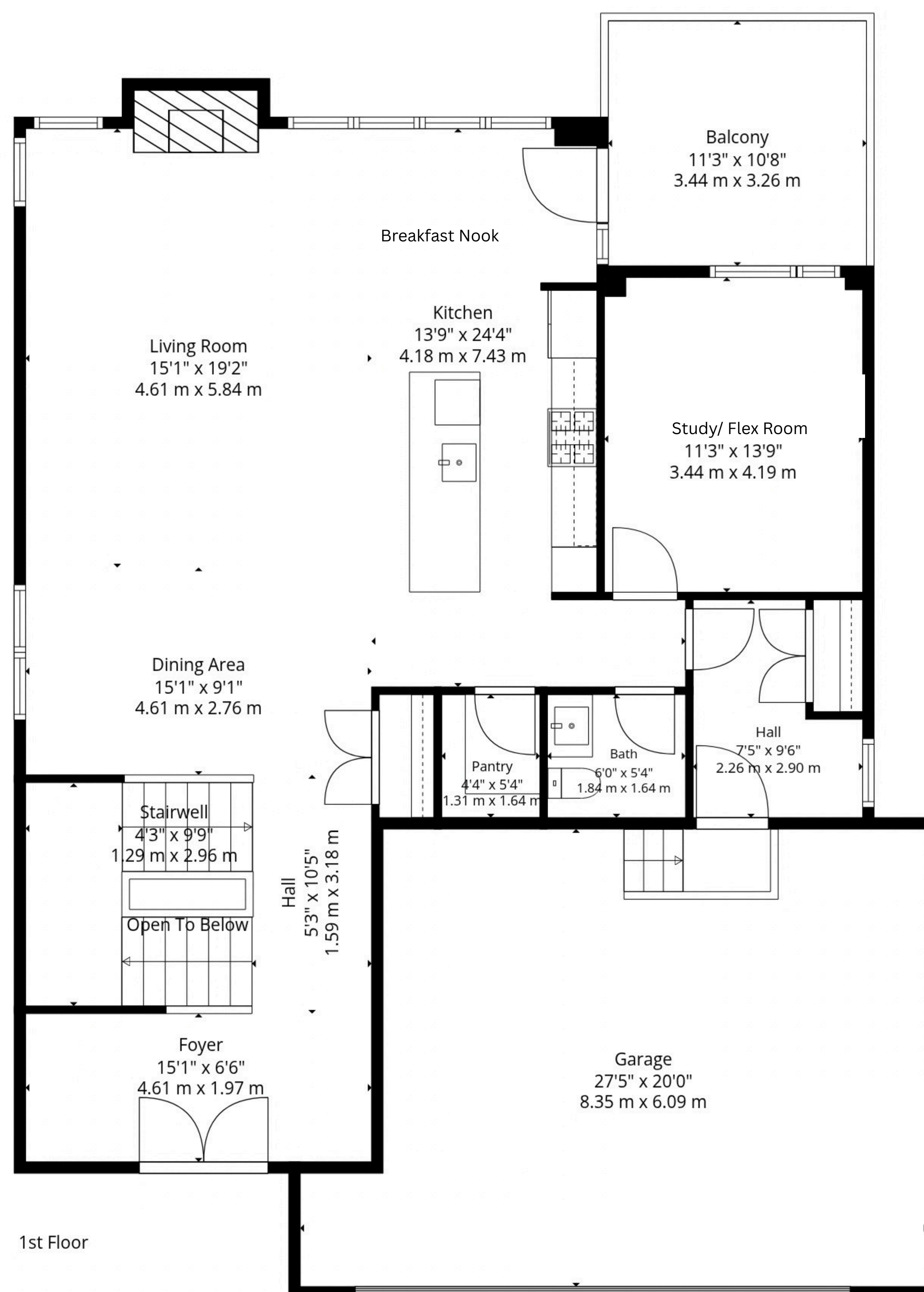
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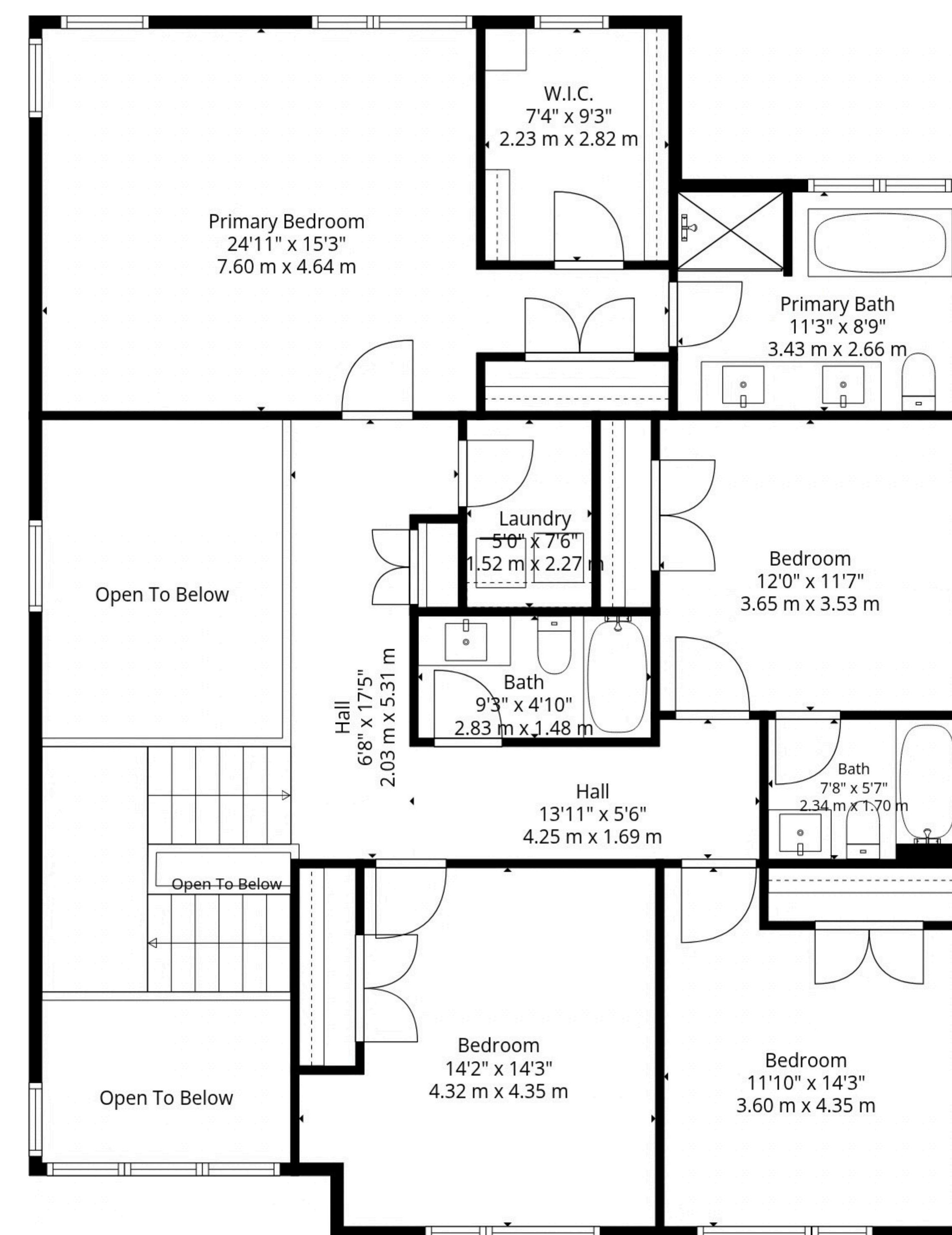
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Basement



1st Floor



2nd Floor

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