



For Sale

45 Stable Way

📍 Bridlewood

🏠 3

🚗 2

📏 29.98' x 102'

🏠 3

Lovely detached home in popular Bridlewood. Beautifully appointed, red full front brick exterior, covered front entry, expanded driveway & attached garage. Spacious foyer provides plenty of organizational room, space to settle in & convenient partial bath. Neutral hues, pot lights & rich hardwood flooring create consistency through seamless layout. Elongated open concept living & dining space anchored by cozy wood burning fireplace and set against charming bay window promotes quality time & family togetherness while providing direct access to fully fenced backyard surrounded by mature trees, generous wood deck, lots of lush grassy space & access to walking path just beyond back fence. Spacious well-structured kitchen placed at the back of home boasting ample counter & storage space in elegant cabinetry with sleek hardware, dark counters, linear backsplash, stainless steel appliances + gleaming ceramic tiles. 3 bedrooms + 1 full bathroom are located on the second level, all well-proportioned, including primary suite with walk-in closet. Finished basement with recreation room creates additional living area with carpeted flooring for added comfort.



Bridlewood

Located in the heart of Kanata, steps from walking paths, plenty of amazing parks featuring playgrounds, splash pad & facilities for all major sports, great schools + minutes down the road from shopping, dining & more! Great transit connection & minutes from HWY 416/417.

Inclusions

- Kitchen appliances: refrigerator (2021), stove (2015), microwave/hood fan (2015), dishwasher (2015)
- Washer (2022), dryer (2015), all light fixtures, bathroom mirrors, 3 TV wall mounts, outdoor hook-up for hot tub

Exclusions

- TV's

Approximate Utility Costs

- Natural Gas: \$80/month
- Electricity (Hydro Ottawa): \$90/month
- Water/wastewater: \$50/Month
- Hot Water Heater, Reliance: Rental - \$23/month
- Property taxes: \$3460/2022



Single-Family Home

- Lovely detached home
- Beautifully appointed on mature tree lined street
- Home backs onto green space and has a walking path just beyond the back fence
- Red full front brick exterior pops against crisp white moulding
- Expanded driveway & attached garage offer ample parking for guests
- Covered front entrance
- Spacious foyer provides plenty of organizational room and space to settle in
- Convenient main floor partial bathroom
- Neutral hues & hardwood flooring create consistency through seamless layout
- Tastefully updated
- Perfect blend of comfortable family living offering both space & convenience
- Large windows flood main level with bright sunny light



Elegant Style

- Elongated open concept living & dining space
 - anchored by cozy wood burning fireplace
 - set against charming bay window
 - promotes quality time & family togetherness
- Direct access to fully fenced backyard
 - surrounded by mature trees
 - generous wood deck
 - lots of lush grassy space
 - access to walking path just beyond the back fence
- Spacious well-structured kitchen placed at the back of home
 - ample counter & storage space
 - elegant cabinetry with sleek chrome hardware
 - dark countertops & linear backsplash
 - stainless steel appliances
 - double basin sink with gooseneck faucet
 - gleaming ceramic tiles
- Three bedrooms + one full bathroom are located on the second level
 - all well-proportioned, including primary suite with walk-in closet
- Finished basement with recreation room creates additional living area
 - carpeted flooring for added comfort



Home Features, Systems, & Upgrades

Approximate ages

- Home Built in 1986
- Roof, asphalt shingles, 2023
- Air Conditioner, 2021
- Furnace, forced air - natural gas, 2011
- Municipal city water
- Eavestroughs installed
- Wood burning fireplace
 - cleaned & inspected December 2021
- Hot water heater, rental
- Windows & Doors
 - The majority of the windows, front door and back sliding door were replaced in 2012
 - Bay window is original
- Single attached garage with interior access
- Freshly painted



**Are you ready
to make this
house a *home*?**

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