



*For Sale*

# 121 Bandelier Way

 Jackson Trails

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 40.03' x 111.55'

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True showstopper property inside and out – majorly upgraded detached home offers luxurious living, smart technology, exceptional design and tons of privacy with no rear neighbours! Impressive curb appeal with stunning stone walkway, premium exterior lighting & covered front porch. Spacious foyer provides perfect welcome with neutral palette, dark hardwood flooring, tall smooth ceilings & sophisticated finishes like crown moulding & California shutters. Open-concept main floor features kitchen with rich dark cabinetry, bright quartz counters, full height bay of pantry cupboards, peninsula island with seating + eat in space. Cozy yet refined living area anchored by custom stone fireplace wall & Laurysen built-in shelving. Main floor den thoughtfully designed with two workspaces & all the extras to maximize efficiency. Peaceful primary bedroom retreat with charming window bench, walk-in closet + serene ensuite bath. Three additional well sized bedrooms, full bathroom & large laundry with built in storage. Fully finished basement is a haven for entertainers – fully equipped 9 ft wet bar, built in sound, third full bathroom & expansive recreation area. Private backyard oasis with tiered garden & mature foliage adding privacy. Patio perfectly divided for dining under gazebo, lounge & conversational fire pit + full electrical set up.



## Showstopper Family Home

- Majorly upgraded detached home offers luxurious living & smart technology
- Tons of privacy with no rear neighbours
- Impressive curb appeal with stunning stone walkway, premium exterior lighting & covered front porch sitting area
- Spacious foyer provides perfect welcome
- Neutral colour palette
- Dark hardwood flooring
- Tall smooth ceilings
- Crown moulding throughout main level & in primary bedroom
- California shutters throughout
- Open-concept main floor
- Show-stopping kitchen
  - Rich dark cabinetry
  - Bright quartz counters & subway tiled backsplash
  - Stainless steel appliances
  - Full height bay of pantry cupboards
  - Peninsula island with overhang seating
  - Eat in area with seamless flow out patio door for easy indoor-outdoor dining & hosting
- Cozy yet refined living area anchored by custom stone fireplace wall & Laurysen built-in shelving
- Bonus main floor den thoughtfully designed with two workspaces & all the extras to maximize efficiency while working from home

## Exceptional Design

- Primary bedroom retreat offers peaceful sanctuary with charming window bench, walk-in closet + serene ensuite bathroom complete with soaker tub & separate shower
- Three additional well sized bedrooms & full bathroom
- Large laundry room with built in storage
- Fully finished basement is a haven for entertainers
  - Fully equipped 9 ft wet bar
    - draft tap, drink fridge, glass rinser + built in sound
  - Third full bathroom
  - Expansive recreation area with room sized for seating plenty of guests
- Upgrades continue into garage with epoxy-coated floors & Proslat wall system, finished with insulation & drywall for year-round comfort
- Dreamy backyard ideal for entertaining or relaxing
  - A private oasis with tiered garden & mature foliage adding privacy
  - Expansive patio perfectly divided for dining under the gazebo, lounge & conversational fire pit
  - Full electrical set up
  - Roughed in for future outdoor kitchen
  - Custom integrated discreet storage shed





## Highlights & Upgrades

- Modern Home Office Designed for Productivity
  - Two full workstations
  - Built-in countertops with integrated power outlets and USB ports for seamless connectivity
  - Dual wall-mounted monitors
  - Pull-out printer drawer
  - Custom filing drawers
  - Built-in shelf lighting
- Cozy Family Room with Custom Built-Ins
  - Designed with comfort and connection in mind by Laurysen Kitchens
  - Stone fireplace wall complemented by custom built wood mantle
  - Built-in shelving & integrated wine shelf
  - AV wiring discreetly run through hidden conduit piping, tucked into a fold-down drawer
- Restaurant-Style Basement Bar
  - A dream come true for entertainers and sports fans alike
  - Massive fully equipped bar built by renowned Laurysen Kitchens designed with every detail in mind and space for 9 stools
  - Commercial-grade draft beer fridge and back bar fridge capable of storing up to 8 cases of beer, wine, soft drinks, & more
  - Beer on tap, granite countertops, integrated glass rinser and expansive storage for all your hosting essentials
  - Full in-ceiling and in-wall speaker system for immersive sound
  - Multiple screen setup potential
  - Elevated bar-light-ready outlets

## Outdoor Living & Landscaping

- Exceptional Premium Outdoor Upgrades
  - Elegant stonework including stunning stone front porch with steps and a widened stone driveway
  - Full-length stone walkway extends from front to backyard, seamlessly transitioning from an elevated path to ground level
  - Hidden eavestrough drainage designed to direct water away from home
  - Spacious backyard retreat with expansive stone patio featuring multiple seating zones
  - Premium lighting systems
    - Low-voltage lighting integrated into the front flower beds, complemented by a custom Avalon exterior lighting system
    - Fully app-controlled for convenience and ambiance
  - Fully fenced yard
  - Covered gazebo with full electrical setup including multiple TV connections
  - Outdoor kitchen potential
    - Rough-ins in place for a future outdoor kitchen, including both electrical & water lines brought out from the house
  - Electrical rough-in to the rear flowerbed for additional low-voltage lighting options
  - Professionally constructed elevated flower bed with retaining wall
  - Custom storage shed at side of home



# Home Features Systems & Improvements

\*Approximate ages\*

- Built by Tamarack - Bristol model, 2008
- Furnace, forced air - natural gas, 2008
- Central air conditioning
- Roof, asphalt shingles, 2008
- Municipal city water
- Hot water, on demand, 2008
- Hidden eavestrough
- Natural gas fireplace
- Exterior stone & siding
- Poured concrete foundation
- Irrigation system in front yard
- Fence, 2024
- Rough in for backyard bar with power & water
- Mix of carpet, hardwood & tile flooring
- Fully finished basement, 2012
- Fully Upgraded Smart Home Convenience
  - NEST Smart Doorbell
  - Voice-activated lighting in kitchen, living, bedrooms & laundry room
- Fully finished double attached dream garage with interior access to home
  - Epoxy-coated floors with upgraded elevated perimeter border where wall meets ceiling for additional moisture protection and ensures water flows out
  - Fully insulated, drywalled, & painted for a clean, finished look
  - Custom-installed Proslat wall system with interchangeable hooks & shelving
- Landscaping
  - Original design & install, 2010
    - Meticulously maintained including updates in 2024



# Jackson Trails

Popular Jackson Trails neighbourhood offers strong community feel, close to schools, walking paths & parks. Minutes to countless options for dining, shopping & everyday essentials. Designed to be walkable & cycle friendly, just pulled off of Stittsville Main St with easy access to 417 & transit.



## Inclusions

\*Approximate ages\*

- Kitchen appliances: stove (2008), hood-fan (2025), refrigerator (2008), dishwasher (2021), wine fridge (2015)
- Washer (2021), dryer (2022), light fixtures, california shutters window coverings, bathroom mirrors, built-in shelving affixed to walls, wet bar, basement keg refrigerator, basement beverage refrigerator, gazebo, storage shed, automatic garage door opener & remote, NEST smart doorbell, Google Home Mini

## Exclusions

- TV's & TV wall mounts, outdoor firepit, garage metal cabinets

## Approximate Utility Costs

- Electricity (Hydro Ottawa): \$131/month
- Hot Water Heater, On Demand - Rental (Reliance): \$71/month
- Natural Gas (Enbridge) \$250/month
- Water/wastewater: \$131/month
- Property taxes: \$7,400/2024





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

**Natalie McGuire**

Sales Representative

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**ROYAL LEPAGE**  
TEAM REALTY  
NATALIE MCGUIRE HOME TEAM, BROKERAGE  
INDEPENDENTLY OWNED AND OPERATED

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