



For Sale

14 Slate Street



Stittsville



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62.2' x 104.85'



4

Fantastic high-caliber bungalow in the heart of Stittsville set on a quiet street with park views and exceptional privacy! Proudly built with quality construction by A&B Bulat Homes, customized Irish Hills model has been meticulously maintained by original owners. Surrounded by mature foliage with no immediate front or side neighbours. Standout curb appeal with full brick exterior, beautiful gardens, stone walkway & charming covered front porch. Interior layout blends distinct formal spaces with open, airy feel, starting with spacious foyer under impressive peaked ceiling. Formal dining room exudes elegance framed by columns, arched windows & tray ceiling. Generous living room centers around cozy gas fireplace & flows seamlessly into eat-in kitchen adorned with granite countertops, full height pantry bay, upgraded appliances + sunny breakfast. Sizeable primary suite offers walk-in closets & beautifully renovated ensuite bathroom. Two additional bedrooms thoughtfully placed at opposite side of home with full bathroom in-between. Finished laundry room & huge oversized double car garage. Sprawling basement offers incredible blank canvas to tailor to your needs. Private backyard feels like a tranquil retreat lined by tall privacy hedges, impressive stone patio & storage shed.

Stittsville

Desirable neighbourhood offers great community feel, minutes from both Stittsville Main & Hazeldean Road for endless shopping & dining options. Steps from parks & great schools while also nearby recreation facilities & golf! Well connected with transit, highway 417 & Trans Canada Trail.



Inclusions

- Appliances: stove (2021), refrigerator (2021), dishwasher (2020), hood fan
- Washer & dryer (2022), all light fixtures, window blinds, bathroom mirrors, alarm system, automatic garage door opener & remote, storage shed, hot water heater

Exclusions

- Dining room chandelier, ramp in garage

Approximate Utility Costs

- Natural Gas (Enbridge): \$100/month
- Electricity (Hydro Ottawa): \$120/month
- Water/wastewater: \$69/month
- Property taxes \$6,317/2025



High-Caliber Bungalow

- Bungalow with park views & exceptional privacy
- Proudly built with quality construction by A&B Bulat Homes
 - Customized Irish Hills model
- Meticulously maintained by original owners
- Surrounded by mature foliage
- No immediate front or side neighbours
- Enjoy a lovely park across the street & peaceful walking path next door
- Standout curb appeal
 - Full brick exterior
 - Beautiful gardens
 - Stone walkway
 - Charming covered front porch
 - Huge oversized double car garage
- Interior layout blends distinct formal spaces with open, airy feel
- Spacious foyer under impressive, peaked ceiling
- Formal dining room exudes elegance
 - Framed by stately columns
 - Arched windows
 - Tray ceiling
 - Useful passthrough hall to back of home for effortless entertaining
- Generous living room centers around cozy gas fireplace & flows seamlessly into kitchen



Custom Design

- Eat-in kitchen
 - Adorned with wood cabinetry
 - Granite countertops
 - Full height pantry bay
 - Upgraded stainless steel appliances
 - Sunny breakfast nook looking out to private backyard
- Sizeable primary bedroom suite
 - Walk-in closets
 - Beautifully renovated ensuite bathroom featuring quartz counters, glass encased shower & separate soaker tub
- Two additional bedrooms thoughtfully placed at opposite side of home
- Full bathroom in-between bedrooms – ideal for children & guests
- Finished laundry room on main level
- Sprawling basement offers incredible blank canvas to tailor to your needs – extended living space, hobby rooms/offices, potential in-law suite & more
- Stepping outside, private backyard feels like a private retreat
 - Lined by tall privacy hedges
 - Impressive stone patio
 - Storage shed



Home Features, Systems & Updates

Approximate ages

- Built in 2000
- Central air conditioning, 2000
- Windows, 2000
- Doors, 2000
- Roof, asphalt shingles, 2016
- Hot water heater - owned, 2018
- Furnace, forced air - natural gas, 2020
- Updated ensuite bathroom, 2021
- Generac generator, 2024
- Natural gas fireplace
- Brick exterior
- Poured concrete foundation
- Double attached garage with interior access
- Hardwood, carpet, & ceramic tile flooring
- Granite countertops
- Interlock - front & back of home

The information provided by the Seller is believed to be accurate, to the best of the Seller's knowledge, without expressed warranty or representation. The Buyer agrees and understands they shall be responsible to verify the information provided through inspection and investigation as per the terms of an accepted Agreement of Purchase and Sale Form.



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

Natalie McGuire

Sales Representative

nataliemcguire.ca

natalie@nataliemcguire.ca

613 • 859 • 8474

Royal LePage • Carling
613 • 725 • 1171
1723 Carling Avenue
Ottawa, ON, K2A 1C8



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