



For Sale

34 Calderwood Way



Barrhaven



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52.36 ' x 129.4 '



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Set in desirable Stonebridge neighbourhood, single family home immediately impresses with the level of care it's received, inside and out. Immaculate and meticulously maintained, it feels fresh and lightly lived in, offering a great move-in ready opportunity to get into the community. Professional landscaping in front and back enhances the curb appeal, complemented by a covered porch sitting area. The home feels polished and welcoming – hardwood floors carried across both the first and second levels paired with graceful archways and tall ceilings that create an elegant flow. Sun-filled formal living and dining rooms shine with crown moulding details. Spacious kitchen boasts wood cabinetry, light countertops, and a timeless white backsplash, with an inviting eat-in area that opens through oversized patio doors to the backyard. Adjacent family room with cozy gas fireplace. Serene primary suite, complete with double-door entry, an expansive walk-in closet, and a renovated spa-inspired ensuite bathroom. Backyard takes advantage of it's rare size offering a beautifully landscaped retreat, fully fenced with a walk-out deck, manicured gardens, and open grassy space. Private and serene, neighbouring homes are set far apart offering a peaceful setting with exceptional outdoor living potential.



Stonebridge

Within a few minutes walk to the golf course Clubhouse making a quick round or meal a breeze! A 5 minute drive to central shopping area for tons of choice in dining, retail & recreation options. Set amongst great parks, including one right down the street and schools + transit connected.

Inclusions

- Kitchen appliances: stove (2004), refrigerator (2004), dishwasher (2018), hoodfan
- Washer & dryer (2016), all light fixtures, window blinds, bathroom mirrors, auto garage door opener & remote, external natural gas hookup

Approximate Utility Costs

- Electricity (Hydro Ottawa): \$75/month
- Natural Gas (Enbridge) \$120/month
- Water/wastewater: \$58/month
- Hot Water Heater, Rental (Enercare): \$42/month
- Property taxes: \$5,609/2025



Impressive Family Home

- Home feels fresh & lightly lived in
- Lovely curb appeal
 - Professional landscaping in both front & back
 - Covered porch sitting area
 - Large double garage
- Welcoming & polished interior
- Hardwood floors carried across both first & second levels
- Graceful archways
- Tall ceilings
- Elegant flow throughout
- Grand foyer provides an area to great guests and settle in
 - Generous coat closet
 - Powder bathroom
 - Garage access
- Sun-filled formal living & dining rooms shine with crown moulding details
- Passthrough from the dining area to the kitchen demonstrates thoughtful layout built for hosting
- Spacious kitchen
 - Wood cabinetry
 - Light countertops
 - Timeless white backsplash
 - Inviting eat-in area that opens through oversized patio doors to the backyard
- Adjacent family room with cozy gas fireplace



Meticulously Maintained

- The same sense of care extends upstairs
 - Serene primary bedroom suite
 - Double-door entry
 - Expansive walk-in closet
 - Renovated spa-inspired ensuite bath finished with double sink vanity topped with quartz counters, glass shower, & corner soaker tub
 - Two additional bedrooms, each with large closets
 - Serene main bathroom
- Spacious unfinished basement
 - Clean & comfortable area
 - Painted floors
 - Blank canvas to extend living space even further & customize to one's own unique needs
- Serene backyard takes advantage of it's rare size
 - Beautifully landscaped retreat
 - Fully fenced using durable PVC
 - Walk-out deck
 - Manicured gardens
 - Open grassy space
 - Private and serene, neighbouring homes are set far apart offering a peaceful setting with exceptional outdoor living potential
- Move-in ready opportunity!



Home Features, Systems & Improvements

Approximate ages

- Built by Monarch, Pine Valley model, 2004
- Windows & doors, 2004
- Roof, asphalt shingles, 2020
- Hot water heater, (rental) 2020
- Ecobee thermostat, 2024
- Furnace, forced air - natural gas, 2024
- Central air conditioning, 2024
- Ensuite bathroom renovation, 2024
- Natural gas fireplace
- Hardwood, tile & carpet flooring
- Laminate & quartz countertops
- Stone & siding exterior
- Poured concrete foundation
- Double car garage with interior access to home
- 9" ceilings on main level
- Central vacuum rough in
- 3 piece basement bathroom rough-in
- Copper wiring
- Professionally landscaped yard

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*?**

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