



For Sale

36 Bridgestone Drive

 Emerald Meadows

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 19.98' x 109.8'

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Classic red brick charm and a mature tree framing the front yard, this well-cared-for townhome offers comfortable living spaces and a layout designed for everyday ease. Sunken foyer provides a defined entry space complete with a coat closet & direct access to the garage. Well-sized primary living space with a striking raised ceiling at rear of room adds architectural character and a heightened sense of openness to the space. Kitchen offers classic white cabinetry with good storage & prep space, including a full-height pantry bay. Bright dining area provides a comfortable setting for everyday meals and leads directly out to the raised walk-out deck. Three bedrooms located on the second level and finished with durable laminate flooring. Primary bedroom features double-door entry & comfortable proportions, while the two additional bedrooms offer flexibility for family, guests or flex use. Fully finished basement adds valuable additional living space with a bright recreation room featuring large windows. A tucked-away nook creates an ideal area for a home office, hobby space, or quiet study. Backyard is nearly fully fenced with tall privacy fencing and mature neighbouring trees. Large raised deck for lounging & dining, while the grassy yard offers space to play, garden or relax. Raised garden beds and a storage shed add further functionality.

Emerald Meadows

Located in the Bridlewood community of Kanata, this home is surrounded by parks, schools, walking and cycling paths. Nearby shopping and dining along Eagleson Road & Hazeldean Road provide convenient access to groceries, restaurants, and everyday services. Transit routes and Highway 417 offer straightforward commuting across Ottawa.



Inclusions

- Kitchen appliances: dishwasher (2018), refrigerator (2020), stove (2019), microwave, hoodfan, freezer (2006)
- Washer (2018) & dryer (2014), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, automatic garage door opener & remote, storage shed

Approximate Utility & Property Taxes

- Natural gas (Enbridge): \$61/month
- Electricity (Hydro Ottawa): \$76/month
- Hot water heater (Enercare): \$87/month
- Water/wastewater: \$47/month
- Property taxes \$3,960/2026



Welcoming Townhome

- Well-cared-for townhome
- Classic red brick charm
- Mature tree framing the front yard
- Covered front entry with room for seating
- Welcoming first impression
- Attached single-car garage
- Comfortable living spaces
- Layout designed for everyday ease
- Sunken foyer provides a defined entry space complete with a coat closet and direct access to the garage
- Main level allows for flexible use depending on your needs
- Well-sized primary living space with a striking raised ceiling at rear of room
 - Adds architectural character and a heightened sense of openness to the space
- Lovely kitchen
 - Classic white cabinetry
 - Good storage & prep space
 - Full-height pantry bay
- Bright dining area provides a comfortable setting for everyday meals & leads directly out to the raised walk-out deck
 - Perfect for extending your living space outdoors
- Partial bathroom on main level

Classic Design

- Cozy second level
 - All three bedrooms are located on the second level & finished with durable laminate flooring
 - Primary bedroom features double-door entry & comfortable proportions
 - Two additional bedrooms offer flexibility for family, guests or flex use
 - Full bathroom
- Fully finished basement
 - Valuable additional living space
 - Bright recreation room
 - Large windows that allow for plenty of natural light
 - Tucked-away nook - ideal area for a home office, hobby space or quiet study
- Fantastic backyard
 - Nearly fully fenced with tall privacy fencing & mature neighbouring trees
 - Sheltered and comfortable setting
 - Large raised deck provides plenty of room for both lounge seating & outdoor dining
 - Grassy yard offers space to play, garden, or relax
 - Raised garden beds
 - Storage shed



Features, Systems & Updates

approximate ages

- Built in 1994
- Furnace, forced air - natural gas, 2013
 - Humidifier, 2025
- Wood deck, 2014
- Updated light fixtures
- New toilets
- Central air conditioning
- Roof, asphalt shingles
- Municipal city water
- Poured concrete foundation
- Brick & siding exterior
- Single attached garage with interior access
- Laminate countertops
- Ceramic tile, laminate, & carpeted flooring

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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