




For Sale

26 Amundsen Crescent

 **Katimavik**

 **3**

 **2**

 **53' frontage
widens to 92' at back
x 110' deep**

 **6**

Rarely offered and quietly tucked within a canopy of mature trees, this bungalow sits on a private oversized pie shaped lot and offers single-level living in a peaceful, nature-filled setting. Classic red brick exterior is framed by established gardens and tall foliage, creating strong curb appeal. Lovingly maintained inside and out, the home is move-in ready and features a warm, organic feel that blends seamlessly with the surrounding landscape. Bright foyer with closet space opens into a sun-filled main living area. Large windows bring in abundant natural light, while a wood-burning fireplace creates a warm focal point. Formal dining area connects directly to the kitchen, allowing for easy flow when hosting. Kitchen offers great counter space and storage, with character-rich finishes that complement the home's natural setting. Generous eat-in area sits beside French patio doors leading to the backyard. Versatile den provides excellent flexibility as a home office or secondary living space. Spacious primary suite, added as a custom expansion to the home - notably large with direct access to the backyard plus a private ensuite bath and large walk-in closet. Finished basement with flexible open layout suitable for recreation, hobbies, or additional living space. Backyard is a standout feature, exceptional privacy with mature trees, extensive plantings & patio area.

Katimavik

Located in the established neighbourhood of Katimavik, this home offers easy access to parks, schools, & recreation. Minutes from shopping, dining, & services at Kanata Centrum, along with nearby trails, transit options, & convenient access to Highway 417 for commuting across Ottawa while still enjoying the quiet feel of a mature, tree-lined community.



Inclusions

- Kitchen appliances: dishwasher (2016), refrigerator (2015), stove (2026), hoodfan
- Washer (2022), dryer (2023), all light fixtures, window blinds (stored in basement), bathroom mirrors, 3 bookcases in den, alarm system, decorative door on exterior wall near front door

Approximate Utility & Property Taxes

- Natural gas (Enbridge): \$125/month
- Electricity (Hydro Ottawa): \$116/month
- Hot water heater, rental (Reliance): \$34/month
- Water/wastewater: \$113/month
- Property taxes \$5,801/2025

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.



Welcoming Bungalow

- Campeau-built bungalow
- Located on a private oversized pie shaped lot
- Peaceful, nature-filled setting
- Strong curb appeal with classic red brick exterior, established gardens & tall foliage
- Detached double-car garage
- Lovingly maintained inside & out
- Warm, organic feel blends seamlessly with the surrounding landscape
- Bright foyer with closet space
- Sun-filled main living area
 - Large windows bringing in natural light
 - Wood-burning fireplace creating a warm focal point
- Formal dining area directly connected to the kitchen, allowing for easy flow when hosting
- Kitchen with character-rich finishes
 - Great counter space
 - Plenty of storage
 - Crown moulding & millwork details
 - Upgraded stainless steel appliances
 - White laminate countertops
 - Soothing rich cabinetry
 - Brand new flooring
 - Generous eat-in area beside French patio doors leading to the backyard



Relaxing Style

- Versatile den provides excellent flexibility as a home office or secondary living space
- Spacious primary bedroom suite, added as a custom expansion to the home
 - Notably large
 - Easily accommodates a California king bed & seating area
 - Direct access to the backyard
 - Private ensuite bathroom with separate shower & soaker tub
 - Large walk-in closet
- Two additional bedrooms & a full bathroom on main level
- Finished basement provides valuable square footage with flexible open layout
 - Suitable for recreation, hobbies, or additional living space
 - Plenty of storage space
 - Separate laundry room
- Standout backyard
 - Exceptional privacy with mature trees
 - Extensive plantings
 - Patio area for relaxing or entertaining
- A small creek runs behind the property, enhancing the peaceful atmosphere
- Direct access beside the home leads to a network of walking paths & nearby park



Features, Systems & Updates

approximate ages

- Built by Campeau in 1976
 - Model: KB 112F
- Furnace, forced air - natural gas, 2010
 - Thermostat: Honeywell Home Pro Series
- Air conditioner, 2010
- Hot water heater (rental), 2024
- Roof, asphalt shingles
 - House roof, 2008
 - Garage roof, 2017
- Municipal city water
- Poured concrete foundation
- Brick, wood & siding exterior
- Double detached garage
- Plumbing updates, 1998
- Wiring updates, 1999
 - Pony panel, 1994
- Wood burning fireplace
 - WETT Certified, 1985
 - Rarely used
- Home addition & transformation of spaces, 1994/1995
 - Custom addition to add expansive primary bedroom suite
 - Ensuite bathroom renovation
 - Flooring updated 2026
 - Previous primary bedroom transformed into an office/den & walk-in closet
 - Main bathroom renovation
- Windows
 - 1976: living room, kitchen, 2 non-primary bedrooms, window beside front door
 - 1991: Palladian window added to living room
 - 1995: french doors in the kitchen, den/study room, all windows in addition
- Finished basement, 1991
- Kitchen Flooring, 2026
- Tongue & groove pine in kitchen, 1980s
 - Dentil coving, 1995



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

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