




For Sale

33 Okanagan Drive

 Qualicum

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 89.42' x 101.53'

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Timeless & elegant family home set on an expansive corner lot in sought-after Qualicum. Surrounded by mature trees and hedging, the property stands apart with its generous proportions & established setting. Layout delivers a traditional family flow - defined principal rooms connected by a central staircase. Nearly floor-to-ceiling windows bring in natural light, while hardwood flooring, delicate crown moulding and neutral finishes create a warm & classic atmosphere. Foyer is welcoming & organized with separation upon entry. Dedicated office with built-ins creates an ideal work-from-home or client meeting space. Formal living room is anchored by a wood-burning fireplace flowing naturally into the generous dining room. Kitchen has been updated with custom white cabinetry, quartz countertops, stainless steel appliances, charming breakfast nook and additional coffee bar/storage area. Connected directly to the family room, layout is highly functional. Primary suite offers a full wall of built-in closets along with a renovated ensuite bathroom. Secondary bedrooms are generously sized and filled with natural light. Finished basement adds flexible living space with a large recreation room, full bathroom and additional flex room potentially suited as fifth bedroom, hobby room, gym or guest space. Backyard embraces the scale of the oversized corner lot. Mature cedar hedges create exceptional privacy around the stone patio and expansive grassy areas.

Qualicum

Located within one of Ottawa's most established west-end neighbourhoods, Qualicum continues to be highly sought after for its strong sense of community, & exceptionally central location. Minutes to everyday amenities, quick access to highway 417, Queensway Carleton Hospital, Bayshore Shopping Centre, parks, tennis courts, walking paths, & excellent schools, all while being tucked into a quiet residential setting known for its long-term neighbourhood appeal.



Inclusions

- Kitchen appliances: Built-in oven (2010), cooktop (2010), dishwasher (2022), refrigerator (2023), freezer (2016), wine fridge, built-in microwave, hoodfan
- Washer & dryer (2024), all light fixtures, window blinds, window curtains, bathroom mirrors, built-in shelving affixed to walls, auto garage door opener & remote, storage shed, wall mounted TV, hot water tank

Approximate Utility Costs

- Natural gas (Enbridge): \$196/month
- Electricity (Hydro Ottawa): \$131/month
- Water/wastewater: \$71/month
- Property taxes \$9,756/2026



Elegant Family Home

- Set on an expansive corner lot in the heart of sought-after Qualicum
- Home with scale, privacy & timeless presence
- Property stands apart with its generous proportions
- Unmistakable care of owners who have taken exceptional pride in maintaining & updating the home over the years
- Refined curb appeal
 - Surrounded by mature trees & hedging
 - Brick front exterior
 - Double car garage
 - Interlock walkway
 - Beautiful gardens
- Main floor layout delivers traditional family flow that continues to stand the test of time
 - Defined principal rooms connected by an easy circular layout around the central staircase
 - Nearly floor-to-ceiling windows throughout the home bringing in abundant natural light
 - Hardwood flooring
 - Delicate crown moulding
 - Neutral finishes
 - Warm & classic atmosphere
- Foyer is welcoming & organized
- Dedicated office or den with built-ins creates an ideal work-from-home or client meeting space
- Formal living room anchored by a wood-burning fireplace flowing naturally into the dining room at the rear of home



Traditional Layout

- Thoughtfully updated kitchen
 - Custom white cabinetry
 - Quartz countertops
 - Stainless steel appliances including a built-in oven & microwave
 - Charming breakfast nook
 - Coffee bar/storage area
- Comfortable cork flooring
- Well connected family room
- Mudroom off garage adds everyday practicality
- Convenient pet wash station
- Updated powder bathroom with in-floor heating
- Thoughtfully arranged upper level with hardwood flooring, even beneath the carpeted bedroom
- Primary suite offers a full wall of built-in closets & a renovated ensuite bathroom featuring an oversized glass paneled shower & long vanity
- Secondary bedrooms are generously sized and filled with natural light
- Full main bathroom
- Finished basement adds another layer of flexible living space
 - Large recreation room
 - Full bathroom
 - Additional flex room potentially suited as fifth bedroom, hobby room, gym or guest space
- Backyard fully embraces the scale of the oversized corner lot
 - Mature cedar hedges create exceptional privacy
 - Stone patio & expansive grassy areas



Features, Systems & Updates

approximate ages

- Built by Bill Teron in 1967
- Furnace, forced air - natural gas, 2023
 - Baseboard heating - electric
 - Basement only - added for comfort
- Central air conditioning, 2009
 - Serviced, 2025
- Hot water heater - owned, 2020
- Municipal city water
- Brick exterior
- Poured concrete foundation
- Copper wiring
- Roof - asphalt shingles, 2019
- Fireplace - wood burning
 - Brick & top of chimney inspected & repaired, 2026
- Updated powder bathroom, 2021
 - Countertop, mirror, light fixture & faucet
- In floor thermostat for heated mud room & powder bathroom floor, 2025
- Hardwood flooring refinished, 2025
 - Office, primary bedroom & guest bedroom
- Engineered hardwood flooring in basement, 2021
- Cork flooring in kitchen, family room, powder bathroom & mudroom
- Painting/drywall, 2025/2026
- Outdoor lighting, 2021
- Kitchen renovation, 2010
- Front & garage door, 2021
- Windows, 2010
- Window panes, 2025
- Double attached garage with interior access

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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