

\$2,175,000 - 1419 Balmoral Drive, Ottawa

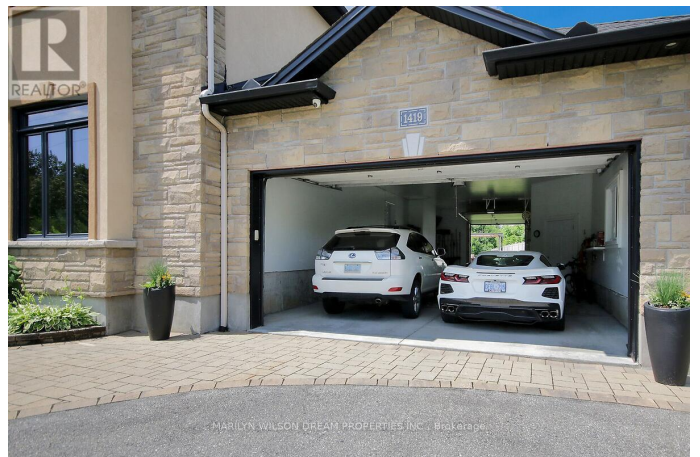
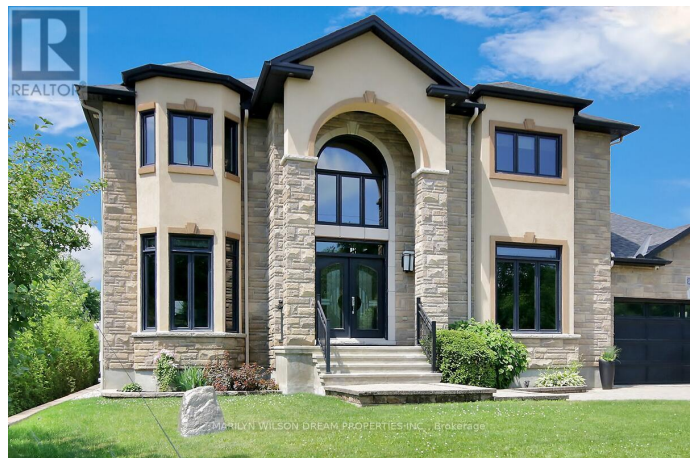
MLS® #X12295345

\$2,175,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

2601 - Cedardale, Ottawa, Ontario

This elegant custom built estate home is marked by impeccable design and the finest quality of materials and finishes. Traditional meets modern. Spectacular 319' deep lot with backyard oasis surrounded by mature trees. Peaceful country living meets modern city amenities - only minutes away. No rear neighbours and NCC land across the street. 3702 sq ft above grade the 1800 sq ft on lower level. Oversize triple pane windows throughout provide an abundance of natural light. Grand 18' entrance with split staircase. Gourmet kitchen with custom-crafted, soft close cabinetry, granite counters, immense island with 2 sinks and breakfast bar, quality appliances including a gas cooktop, dustpan, etc. Patio doors to covered porch. Walk-in pantry, as well as butler's pantry with wet bar. Open to 18' family room with gas fireplace. Surround sound with built-in speakers. Main floor office and formal living area featuring a double sided gas fireplace. Additional dining room for family or formal gatherings. Spacious primary suite with balcony, his/her closets and ensuite with soaker tub and glass shower. Coffered ceiling with ambient lighting adds depth, dimension and a sense of architectural elegance to the space. Two additional bedrooms with large closets and shared 5 piece bath. 2nd floor laundry. Expansive lower level is partially finished and has a bath rough-in. Currently divided with a recreation room, games area and gym space. Also featuring a huge cold storage room. 3 car



garage is insulated, dry-walled and has a full size door to rear yard. Backyard is modelled for entertaining with an inground salt water heated pool, hot tub, fire pit, gazebo and numerous seating areas. Pool and perimeter lighting. New HWT in 2024. Generator and irrigation system in 2023. Furnishings are negotiable, as well as riding mower. Deeded access to the Ottawa River. Boat launch minutes away. This magnificent home is a must see! 24 hours notice for showings and offers please. (id:6289)

Essential Information

Listing #	X12295345
Price	\$2,175,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1419 Balmoral Drive
Subdivision	2601 - Cedardale
City	Ottawa
Province	Ontario
Postal Code	K1V1E2

Amenities

Amenities	Fireplace(s)
Features	Wooded area, Lane, Gazebo, Sump Pump
Parking Spaces	7
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Hot Tub, Oven - Built-In, Water Treatment, Central Vacuum, Blinds, Cooktop, Dishwasher, Cooktop - Gas, Hood Fan, Microwave, Oven, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Exterior Features	Lawn sprinkler
Lot Description	78.5 x 319.2 FT
Foundation	Concrete

Listing Details

Listing Office MARILYN WILSON DREAM PROPERTIES INC.



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Listing information last updated on October 11th, 2025 at 12:46pm PDT