

\$869,900 - 223 Mcgibbon Drive, Ottawa

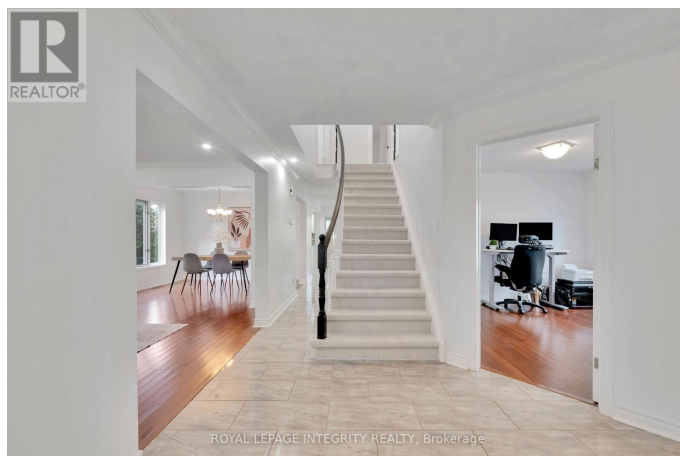
MLS® #X12302707

\$869,900

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

9002 - Kanata - Katimavik, Ottawa, Ontario

Welcome to this beautifully maintained and thoughtfully renovated single-family home. Ideally located just off HWY 417, this home offers unbeatable access to major routes, Kanata Centrum, parks, and top-rated schools perfect for families and commuters. From the moment you arrive, you're greeted by a spacious driveway, elegant interlock walkway, and charming outdoor seating area. Step inside to a bright, grand foyer featuring a sweeping staircase and inviting views of the formal dining and sitting room. A PRIVATE MAIN FLOOR OFFICE provides the perfect space to work from home, while a two-car garage with space for four more on the driveway adds convenience and practicality to everyday living. You'll love the updated flooring throughout and the modern kitchen complete with crisp white cabinetry, granite countertops, stainless steel appliances with ample prep space. The kitchen flows seamlessly into the eat-in area and a sun-filled living room, ideal for entertaining. Step out onto the raised deck and enjoy tranquil views of the tree-lined backyard perfect for kids, pets, and outdoor gatherings. Upstairs, you'll find four spacious bedrooms and two beautifully updated bathrooms. The luxurious primary suite offers space for a private sitting area, a walk-in closet, built-in makeup vanity, and a spa-like 4-piece ensuite with a soaker tub and separate glass shower. Three additional bedrooms share a modern full bathroom, with upgraded pot lights and new



lamine flooring throughout the upper level. The fully finished lower level offers incredible versatility with a spacious rec room, custom wet bar, cold storage fifth bedroom, and a full bathroom ideal for overnight guests, extended family, or teen retreat. Location highlights include a mature, private backyard, quiet family-friendly neighborhood, and proximity to shopping, schools, and Landmark Cinemas. A true move-in-ready gem in one of Kanata's most convenient locations. Inquire to book your private viewing today! (id:6289)

Essential Information

Listing #	X12302707
Price	\$869,900
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	223 Mcgibbon Drive
Subdivision	9002 - Kanata - Katimavik
City	Ottawa
Province	Ontario
Postal Code	K2L3Y6

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater,
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Dishwasher, Dryer, Microwave, Stove, Washer, Refrigerator

Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Veneer, Vinyl siding
Exterior Features	Landscaped
Lot Description	50.1 x 121.1 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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