

\$1,699,900 - 108 Edith Margaret Place, Ottawa

MLS® #X12331237

\$1,699,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9102 - Huntley Ward (North East), Ottawa,
Ontario

Welcome to Saddlebrook Estates, where modern sophistication meets rural tranquility in this awardwinning, Brian Saumure-designed and Maple Leaf Custom Homesbuilt residence (2014). Nestled on a private, treed 3.33acre lot backing onto 500+ acres of Crown land with resident maintained hiking, snowshoeing, and cross country ski trails and guaranteed unobstructed views this reverse concept home offers 2,775sqft of refined living space (1,650sqft main level; 1,125sqft lower level) plus a 175sqft, three walled covered outdoor entertaining area. Inside, radiant in-floor heating warms the lower level with an architectural steel and glass staircase leading to soaring sloped ceilings on the upper level, and abundant interior and exterior lighting creates an open, airy ambiance. The great room, anchored by a Napoleon fireplace with built-in speakers, flows seamlessly into a chef's kitchen featuring Elite appliances, a walk-in pantry, electronic pushbutton cupboards, a dining area, and a powder room roughed in for a future bath or shower. Upstairs, the primary suite boasts a dressing area and spa-style ensuite, and the bright office opens to a private balcony and upper level yard walkout. The lower level includes a media room, three additional bedrooms, a full bath, mudroom, storage/gym area, mechanical room, and direct access to the full two car garage. Built for style and durability, the exterior combines cedar accents with concrete



board siding and metal cladding. Mechanical systems include a 2019 furnace, water conditioner, on-demand boiler, 200amp electrical service, and a 500gal propane tank, with average hydro costs of \$140/month. Tucked at the end of a quiet cul-de-sac just minutes to Carp Village and central Kanata, this is a rare opportunity to enjoy upscale, efficient living surrounded by nature. (id:6289)

Essential Information

Listing #	X12331237
Price	\$1,699,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	108 Edith Margaret Place
Subdivision	9102 - Huntley Ward (North East)
City	Ottawa
Province	Ontario
Postal Code	K2W1A8

Amenities

Amenities	Park, Fireplace(s)
Utilities	Cable
Features	Cul-de-sac, Wooded area, Carpet Free
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Oven - Built-In, Water Heater - Tankless, Water softener, Water purifier, Cooktop, Dishwasher, Dryer, Garage door opener, Oven, Washer, Wine Fridge, Refrigerator
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Heating	Propane Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Wood, Steel
Lot Description	331 x 697 FT ; 1 2 - 4.99 acres
Foundation	Concrete

Listing Details

Listing Office ENGEL & VOLKERS OTTAWA



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