

\$1,049,000 - 1165 Klondike Road, Ottawa

MLS® #X12335564

\$1,049,000

5 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

9008 - Kanata - Morgan's Grant/South March,
Ottawa, Ontario

This stunning 4+1 bedroom, 3.5 bathroom home in the prestigious Morgan's Grant Kanata neighborhood offers 2700 sqft of luxury living space, combining modern comforts and smart home technology, ideal for both family living and entertaining. Key Features: Grand Entrance: High-ceiling foyer with chandelier sets an elegant tone. Spacious Living Areas: Family room with pot lights and chandelier; formal dining room with large windows, recessed lighting, and chandelier. Flexible Spaces: Main floor den/office, or an additional bedroom if needed. Open Concept Living and Kitchen: Modern kitchen with white cabinetry, crystal door knobs, stainless steel appliances, and a large granite island. Pot lights and chandelier create a stylish ambiance. Master Suite: Large master bedroom with luxurious ensuite featuring a Jacuzzi tub. Additional Bedrooms: Three good-sized upstairs bedrooms, each with ample natural light, plus a well-appointed shared bathroom. Fully Finished Basement: Large recreation room with LED pot lights, 1 bedroom, full bathroom, and storage area, perfect for guests or an in-law suite. Outdoor Living: Deck, covered hot tub area, and storage shed for relaxation and entertaining. Additional Features: Smart Home Technology: App-controlled lighting, thermostat, door lock, and Ring doorbell. CCTV system with 6 outdoor 4K cameras. Entertainment Ready: Basement with



built-in projector, Sony home theater system, subwoofer, and speakers.Exterior Enhancements: Motion-sensor lighting, LED pot lights around the house, and a digital address sign.High-Efficiency Upgrades: New furnace (2021) and owned tankless water heater.Impressive Interior: Crystal light fixtures, hardwood floors, and window blinds.Bright and Airy: Large windows fill the home with natural light.Location: Convenient access to Kanatas business district, parks, golf courses, top-rated schools, and only a 25-minute drive to downtown Ottawa.Closing Date: Flexible. (id:6289)

Essential Information

Listing #	X12335564
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1165 Klondike Road
Subdivision	9008 - Kanata - Morgan's Grant/South March
City	Ottawa
Province	Ontario
Postal Code	K2W1C8

Amenities

Amenities	Park, Public Transit, Schools
Utilities	Electricity, Sewer
Features	Lighting, Gazebo, In-Law Suite
Parking Spaces	4
Parking	Attached Garage, No Garage
# of Garages	1

Interior

Appliances	Hot Tub, Garage door opener, Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Brick, Brick Facing
Lot Description	43.6 x 105 FT
Foundation	Poured Concrete

Listing Details

Listing Office	CITYSCAPE REAL ESTATE LTD.
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Listing information last updated on October 24th, 2025 at 10:46pm PDT