

\$1,099,000 - 207 Cranesbill Road, Ottawa

MLS® #X12342531

\$1,099,000

5 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9010 - Kanata - Emerald Meadows/Trailwest,
Ottawa, Ontario

Imagine waking up to tranquil waterfront views, with nature as your backdrop and the city's best conveniences only minutes away. This unique bungalow sits within the protected Carp River Conservatory, offering rare water-level walk-out access perfect for an in-law suite, guest retreat, or rental income. Inside, over 3,000 sq. ft. of finished living space blends comfort and elegance. The open-concept main floor features two generous bedrooms, soaring 9-ft ceilings, and laundry no stairs required. Over \$100K in thoughtful upgrades elevate every space: warm hardwood, a custom wine & wet bar, two fireplaces, a spa-inspired ensuite, and an oversized walk-in with built-in cabinetry. Details like crown molding, ceiling medallions, designer lighting, and rich tilework add sophistication at every turn. Here, you're just steps from the future Hazeldean LRT, minutes to Kanata Centrum, NHL games & shows at the CTC, Tanger Outlets, and the Trans Canada Trail. A perfect blend of natural beauty, privacy, and urban convenience this is more than a home, its a lifestyle. Book your showing today, This gem wont last - OPEN HOUSE SATURDAY 2-4pm ** This is a linked property.** (id:6289)



Essential Information

Listing #	X12342531
Price	\$1,099,000

Bedrooms	5
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	207 Cranesbill Road
Subdivision	9010 - Kanata - Emerald Meadows/Trailwest
City	Ottawa
Province	Ontario
Postal Code	K2V0N5

Amenities

Amenities	Park, Public Transit, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Irregular lot size, Backs on greenbelt, Conservation/green belt
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2
View	View, View of water, Direct Water View, Unobstructed Water View
Is Waterfront	Yes
Waterfront	Waterfront

Interior

Appliances	Garage door opener remote(s), Water Heater - Tankless, Dishwasher, Dryer, Hood Fan, Water Heater, Microwave, Stove, Washer, Wine Fridge, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning, Air exchanger
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	43 x 90 FT ; Pie
Foundation	Poured Concrete

Listing Details

Listing Office REAL ESTATE HOMEWARD



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