

\$745,000 - 414 Statewood Drive, Ottawa

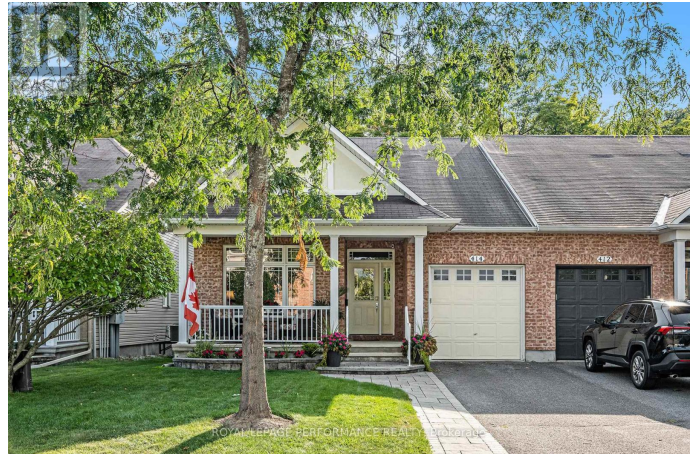
MLS® #X12388555

\$745,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to this EXTRAORDINARY END UNIT Bungalow with NO REAR NEIGHBOURS and over 2,200 sq ft of living space! A rare offering that combines elegance, privacy & coveted setting w/No Rear Neighbours, BACKING directly onto a FOREST! Meticulously maintained by the original owners, this residence reflects true pride of ownership. The homes exterior greets you w/undeniable charm: a spacious front porch w/new hand railings (2022), a beautiful interlock walkway & vibrant flower garden that together create an inviting first impression. Inside, the main living areas are defined by rich HARDWOOD flooring & soaring CATHEDRAL ceilings that enhance the sense of light and space. A spacious living and dining room flows seamlessly into the UPGRADED kitchen appointed w/GRANITE countertops, high-end appliances, designer fixtures, an abundance of custom cabinetry, and a built-in wine fridge. Sunlight streams throughout, with a patio door off the living room opening to a functional deck complete w/a gas BBQ hookup, overlooking beautifully landscaped grounds and the forest beyond. A bright den or office enjoys serene backyard views, offering an inspiring place to work or relax. The generous primary retreat features new modern carpeting (2024), a walk-in closet, a luxurious 5-piece ENSUITE with GRANITE counters, double sinks, a soaker tub and separate glass shower. A spacious second bedroom, a



powder room, a convenient laundry w/new washer (2025) & garage access complete the main level. The finished lower level (2009-2010) boasts new carpeted stairs (2024), an expansive recreation room, a third bedroom, a 3-piece bathroom w/oversized shower & tile floor. Added touches include a subfloor throughout for warmth, storage & whole-home surge protection. Perfectly situated near parks, the South March Highlands Conservation Forest & its scenic trails, plus close proximity to Kanata's shops, amenities, and transit. This is a rare opportunity to own a sophisticated home in an unbeatable location. (id:6289)

Essential Information

Listing #	X12388555
Price	\$745,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	414 Statewood Drive
Subdivision	9008 - Kanata - Morgan's Grant/South March
City	Ottawa
Province	Ontario
Postal Code	K2K0B7

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Features	Wooded area, Conservation/green belt, Lane
Parking Spaces	3
Parking	Attached Garage, Garage, Inside Entry

of Garages 2

Interior

Appliances Garage door opener remote(s), Dishwasher, Dryer, Freezer, Garage door opener, Microwave, Stove, Washer, Window Coverings, Wine Fridge, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 1

Has Basement Yes

Exterior

Exterior Brick, Vinyl siding

Exterior Features Landscaped

Lot Description 34.1 x 114.8 Acre

Foundation Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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