

# \$929,000 - 178 Insmill Crescent, Ottawa

MLS® #X12390503

**\$929,000**

4 Bedroom, 4.00 Bathroom,  
Single Family on 45.90 Acres

9007 - Kanata - Kanata Lakes/Heritage Hills,  
Ottawa, Ontario

Welcome to 178 Insmill Crescent a lovingly cared-for, freshly painted 4-bedroom, 4-bathroom detached home in one of Kanata's most desirable neighborhoods. With over 2,300 sq. ft. of above-ground living space, this home offers the perfect blend of comfort, style, and convenience. Built in 2000 and thoughtfully updated over the years, the home features a bright open-concept layout with gleaming hardwood floors, brand-new light fixtures, and a beautiful new hardwood staircase leading upstairs. The kitchen and living areas are spacious and welcoming ideal for both everyday family life and entertaining friends. All four bedrooms are upstairs, including two full bathrooms, while the main floor powder room and finished basement with another bathroom add extra convenience. Step outside to enjoy a sunny southwest-facing backyard with a newer deck (built in 2022 with permit) perfect for BBQs, family gatherings, or simply soaking up the sun. This home comes with peace of mind, thanks to many major updates: new AC & stove (2025), triple-glazed Verdun windows (2024, with transferable warranty), furnace & humidifier (2020), fridge (2019), roof (2015), fenced backyard (2017), and washer/dryer (2014). Families will love the location walking distance to top-rated schools (Earl of March, All Saints, WEJ, and Stephen Leacock), and close to Kizell & Beaver Pond trails, Richcraft Rec Complex, and Kanata North tech park.



Shopping is just minutes away with Costco, Walmart, T&T, and Farm Boy nearby, plus quick access to Hwy 417 and public transit for an easy commute. (id:6289)

Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12390503     |
| Price      | \$929,000     |
| Bedrooms   | 4             |
| Bathrooms  | 4.00          |
| Half Baths | 2             |
| Acres      | 45.90         |
| Type       | Single Family |
| Sub-Type   | Freehold      |

Community Information

|             |                                             |
|-------------|---------------------------------------------|
| Address     | 178 Insmill Crescent                        |
| Subdivision | 9007 - Kanata - Kanata Lakes/Heritage Hills |
| City        | Ottawa                                      |
| Province    | Ontario                                     |
| Postal Code | K2T1G3                                      |

Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Fireplace(s)            |
| Utilities      | Electricity, Sewer      |
| Features       | Carpet Free             |
| Parking Spaces | 6                       |
| Parking        | Attached Garage, Garage |
| # of Garages   | 2                       |

Interior

|                 |                                                                                        |
|-----------------|----------------------------------------------------------------------------------------|
| Appliances      | Garage door opener remote(s), Dishwasher, Dryer, Hood Fan, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                 |
| Cooling         | Central air conditioning, Air exchanger                                                |
| Fireplace       | Yes                                                                                    |
| # of Fireplaces | 1                                                                                      |
| # of Stories    | 2                                                                                      |

## Exterior

|            |                     |
|------------|---------------------|
| Exterior   | Brick, Vinyl siding |
| Foundation | Concrete            |

## Listing Details

Listing Office ROYAL LEPAGE INTEGRITY REALTY



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