

\$1,450,000 - 348 Abbeydale Circle, Ottawa

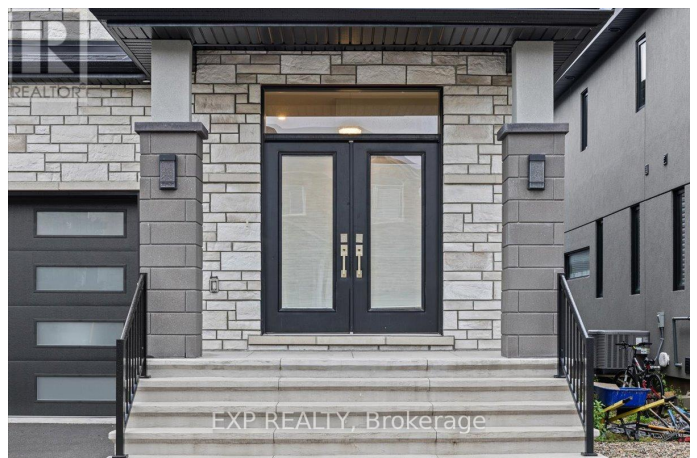
MLS® #X12423769

\$1,450,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

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

This beautifully crafted custom-built home offers the perfect blend of space, style, and high-end upgrades in one of Kanata's most sought-after neighbourhoods. Designed with attention to detail and finished with quality throughout, the home features a spacious foyer leading into an open-concept main floor, complete with gleaming engineered hardwood and oversized tile flooring. The stunning designer kitchen boasts extended cabinetry, granite countertops, an oversized island, and a wall-mounted built-in oven perfect for both everyday living and entertaining. The eating area overlooks a bright and welcoming living room with a sleek linear gas fireplace, while a separate formal dining room adds versatility for hosting. Upstairs, the luxurious primary suite includes a generous walk-in closet and a spa-like ensuite bathroom. Three additional bedrooms each with walk-in closets are complemented by three full bathrooms on the second floor, offering comfort and functionality for a growing family. The hardwood staircase with elegant metal spindles ties the home together beautifully across all levels. The walkout basement features high ceilings, a large family room, a bright bedroom, and a full bathroom ideal for guests, in-laws, or a home office. Additional highlights include interlock and stone landscaping around the property, a new PVC fenced-in backyard for added privacy, and custom zebra window coverings that add both style and functionality throughout



the home. Located in the heart of Kanata's high-tech sector, this home is just minutes from the DND Headquarters, Richcraft Recreation Complex, top-rated schools, shopping centres, and The Marshes Golf Club. This is a rare opportunity to own a beautifully finished, move-in ready home that truly stands out in the neighbourhood. (id:6289)

Essential Information

Listing #	X12423769
Price	\$1,450,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	348 Abbeydale Circle
Subdivision	9008 - Kanata - Morgan's Grant/South March
City	Ottawa
Province	Ontario
Postal Code	K2K0E9

Amenities

Amenities	Park, Public Transit, Schools, Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Lot Description	39.4 x 100 FT
Foundation	Concrete

Listing Details

Listing Office	EXP REALTY
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 22nd, 2025 at 11:46pm PDT