

# \$779,000 - 117 Escarpment Crescent, Ottawa

MLS® #X12444150

**\$779,000**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

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

Introducing the popular MINDEN Model by Uniform, a stylish townhome perfectly situated in the desirable Richardson Ridge community of Kanata Lakes. Offering over 30 Pot Lights and over 2000 SQ.FT. living space including the finished basement, this bright and spacious home boasts SMOOTH CEILINGS on ALL levels. Main floor features modern open concept layout with 9 feet ceilings, a expansive great room with hardwood flooring and a elegant fireplace, a chef kitchen with stainless steel appliances, stylish cabinetry with SOFT-CLOSE doors, high-end QUARTZ countertops and more. The U-shaped staircase with landings not only enhances safety and comfort but also elevates the homes architectural appeal. On 2nd level, Large Master Bedroom with walk-in closet. & Luxurious Ensuite with upgraded QUARTZ Countertops and Glass Shower. Two additional well-sized bedrooms, a full bath also with upgraded QUARTZ Countertops and a convenient laundry room complete the upper. The finished basement offers plenty of space for family fun, a rough-in for future bath and generous storage, while the private FULLY FENCED backyard provides the perfect outdoor retreat for relaxation and entertaining. Just minutes to trails/parks, Kanata Centrum, Tanger outlets, Costco & HWY417 and top ranked schools. With its modern upgrades, fully fenced backyard and prime location, this home offers not just a place to live, but a



lifestyle to enjoy. 10+! (id:6289)

**Essential Information**

Listing #	X12444150
Price	\$779,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	117 Escarpment Crescent
Subdivision	9007 - Kanata - Kanata Lakes/Heritage Hills
City	Ottawa
Province	Ontario
Postal Code	K2T0L8

**Amenities**

Amenities	Fireplace(s)
Parking Spaces	2
Parking	Attached Garage, Garage
# of Garages	2

**Interior**

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

**Exterior**

Exterior	Brick
Lot Description	19.9 x 105 FT

Foundation

Poured Concrete

## Listing Details

Listing Office

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