

\$1,999,000 - 182 Spruce Ridge Road, Ottawa

MLS® #X12454798

\$1,999,000

3 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

9105 - Huntley Ward (South West), Ottawa,
Ontario

Incredible opportunity to own a one-of-a-kind custom home on 25 acres of private, wooded land with vast future potential. Designed with passive solar principles, this home features a south-facing double brick wall encapsulated by a greenhouse, maximizing energy efficiency and natural light throughout the seasons. Inside, handcrafted details shine with exposed structural BC fir beams, wide plank pine flooring, and custom oak kitchen cabinetry. The kitchen is both functional and beautiful, complete with stainless steel appliances and a custom hood fan, all thoughtfully integrated into the home's warm, natural aesthetic. The multi-level layout offers spacious principal rooms, vaulted ceilings, a screened-in porch, and flexible areas ideal for family living, working from home, or entertaining. Step outside to your private backyard oasis featuring a wood-burning sauna, scenic trails, and a custom treehouse nestled in the trees perfect for relaxation or play. A large detached shop provides excellent space for a home-based business or serious hobbyist, while the attached garage adds everyday convenience. Roofing has been thoughtfully maintained with new shingles installed in 2024, and durable metal sections designed for long-term performance. Located just 5 minutes to Farm Boy, 20 minutes to Kanata, and featuring side yard frontage on Hazeldean Road, this home offers unmatched privacy with excellent proximity to amenities and significant



future development potential thanks to its visibility and access. A truly rare property that combines craftsmanship, energy efficiency, and long-term opportunity. (id:6289)

Essential Information

Listing #	X12454798
Price	\$1,999,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	182 Spruce Ridge Road
Subdivision	9105 - Huntley Ward (South West)
City	Ottawa
Province	Ontario
Postal Code	K0A1L0

Amenities

Amenities	Golf Nearby
Features	Wooded area, Sauna
Parking Spaces	21
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Propane Forced air
Fireplace	Yes
# of Fireplaces	2
Has Basement	Yes

Exterior

Exterior	Wood
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Lot Description 501.5 x 2245.9 Acre
Foundation Poured Concrete

Listing Details

Listing Office EXP REALTY



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Listing information last updated on October 12th, 2025 at 9:46pm PDT