

\$1,340,000 - 405 Point Grey Terrace, Ottawa

MLS® #X12463114

\$1,340,000

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

An architectural masterpiece in the prestigious Pond community of Kanata Lakes, this brand-new 4-bedroom residence by HN Homes seamlessly blends refined elegance, modern functionality, and exceptional craftsmanship. Set on a premium 44' lot with ideal east-west exposure, the home is filled with natural light from sunrise to sunset. The thoughtfully designed layout features tons of above-grade living space plus a finished basement, making it ideal for growing families. The main level showcases 9-foot smooth ceilings, wide-plank oak hardwood flooring, and large windows that amplify brightness and flow. The living room impresses with a soaring 12-foot ceiling and sleek linear gas fireplace, while a private den offers the perfect workspace or study zone. The gourmet kitchen includes a quartz waterfall island, full-height backsplash, custom cabinetry, and a walk-in pantry conveniently tucked between the kitchen and mudroom. A built-in coffee nook adds character and everyday functionality. The sunlit dining area connects seamlessly to the backyard through oversized four-panel patio doors - ideal for entertaining or quiet moments outdoors. Upstairs, the open-to-below hallway leads to a luxurious primary retreat with double doors, raised ceiling, transom windows, dual walk-in closets, and a spa-style 5-piece ensuite featuring an upgraded glass shower. One secondary bedroom enjoys direct access to the main bath, while the laundry room is



enhanced with quartz counters, cabinets, and a sink. The finished basement offers a spacious family room and a 3-piece rough-in for future customization. With nearly \$50K in builder upgrades - spot lights, capped fixtures, exterior lighting - this home is also energy-smart, with R60 attic insulation, a tankless water heater, and advanced environmental systems. Located near top schools, parks, and Kanata High Tech Park, this home truly delivers luxury, comfort, and lifestyle in one of Ottawa's most desirable communities. (id:6289)

Essential Information

Listing #	X12463114
Price	\$1,340,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	405 Point Grey Terrace
Subdivision	9007 - Kanata - Kanata Lakes/Heritage Hills
City	Ottawa
Province	Ontario
Postal Code	K2K0M5

Amenities

Amenities	Golf Nearby, Park, Schools, Fireplace(s)
Utilities	Electricity, Sewer
Parking Spaces	4
Parking	Garage, Inside Entry
# of Garages	1

Interior

Appliances	Water Heater, Garage door opener, Humidifier
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Concrete
Lot Description	44.4 x 108.3 FT
Foundation	Poured Concrete

Listing Details

Listing Office ROYAL LEPAGE TEAM REALTY



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