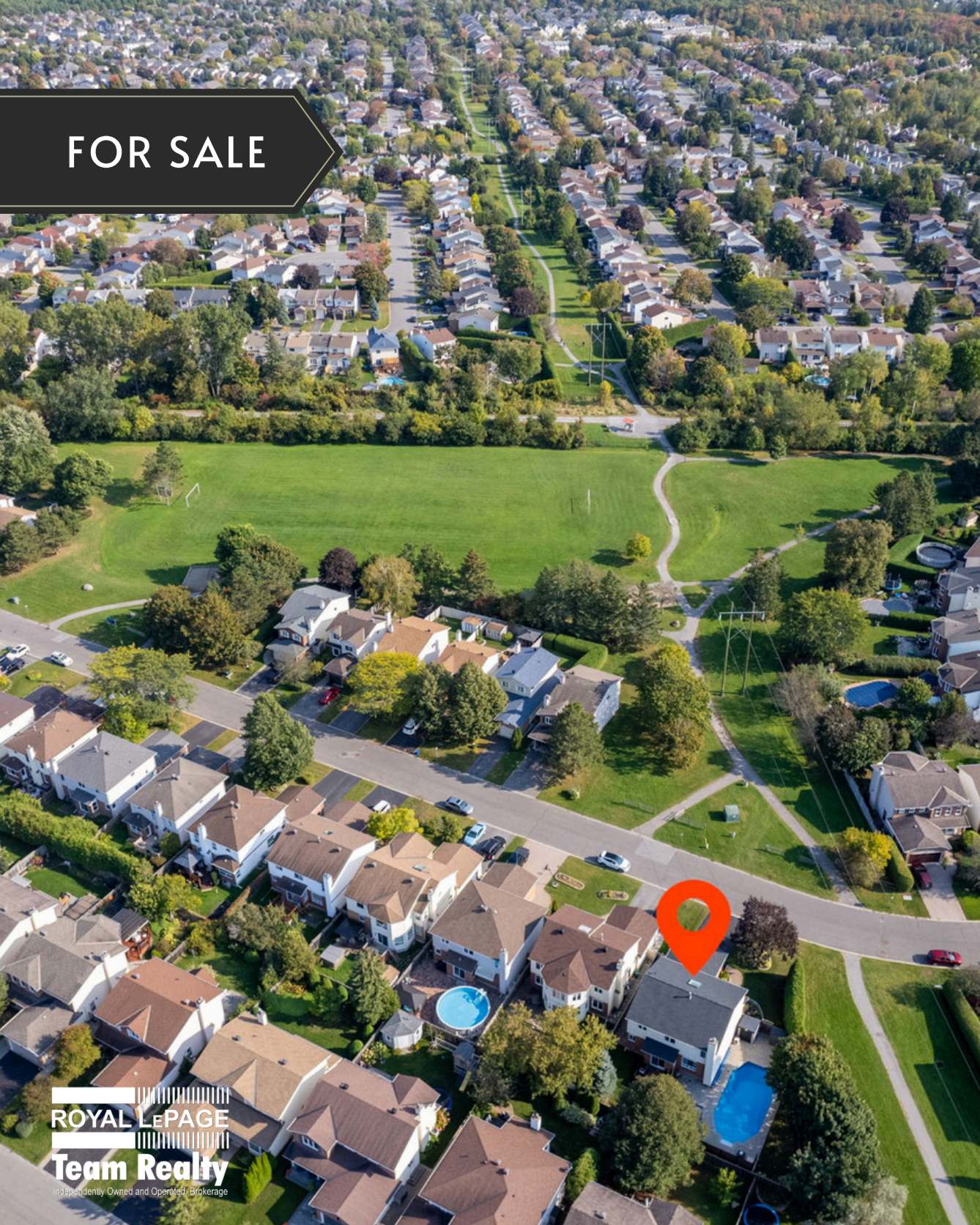


FOR SALE



ROYAL LEPAGE
Team Realty
Independently Owned and Operated Brokerage

BRIDLEWOOD 4 BEDROOM HOME

7 SHETLAND WAY

More Info



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7 SHETLAND WAY, KANATA

WELCOME TO YOUR OASIS IN THE CITY

Situated on a large pie-shaped lot across from, and siding on, greenspace and steps to the Trans Canada Trail in family-friendly Bridlewood. This Scarlett O'Hara brick executive home offers an inground 18' x 36' heated pool, professionally landscaped backyard with no maintenance composite decking, interlock, privacy fence & gazebo, 4 upper level bedrooms, 2.5 bathrooms, finished basement with bar, an oversized double car garage with convenient inside entry to mud/laundry room, paved driveway, home speaker system, natural gas heating & central AC. Be wowed when you open the entrance double doors to see the grand staircase! Hardwood & slate floors, bright windows, formal dining room, living room and sunken family room with a cozy wood fireplace. Custom kitchen with solid maple cabinets, stainless appliances, gas range, granite countertops & heated slate tiled floor. The second floor features an updated main bathroom (2024), 4 large bedrooms including a primary bedroom retreat appointed with a walk in closet and spacious 5 piece ensuite with soaker tub.

More Info



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OVERVIEW

**2 storey home, 4 bedrooms,
2.5 bathrooms**
2 car attached garage
with inside entry

Lot Size: 32' x 105'

Taxes/Year: \$5,537.00/2023



IMPROVEMENTS AT A GLANCE

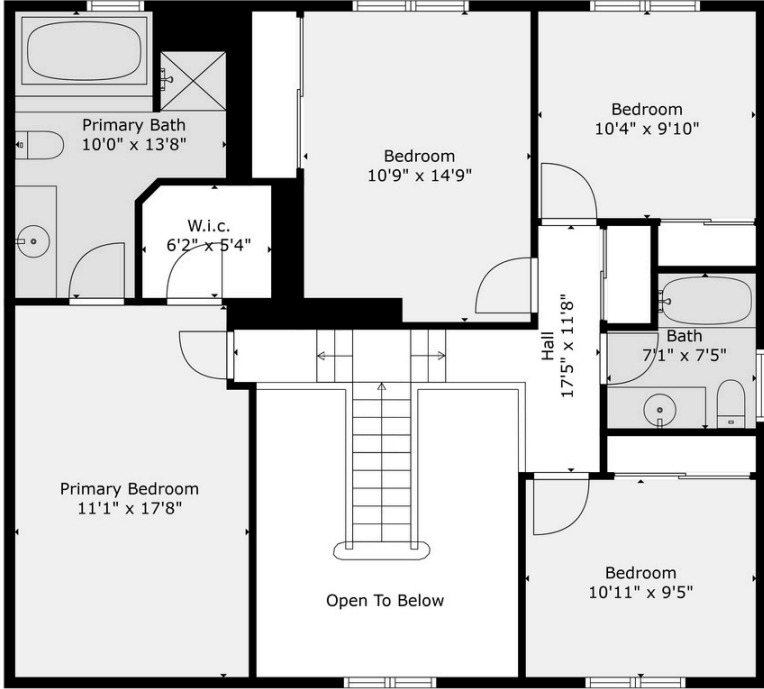
- **Roof** (2024, 50 year warranty);
- **Main Bathroom** (2024, by Harrington Home Improvements approx 27k);
- **Freshly painted main floor** (2024);
- **Living Room Carpet & Staircase Runner** (2024, by Alexanian);
- **Front Door** (2023);
- **Backyard fully professionally landscaped** including new composite decking, gazebo, pool equipment shed, outdoor speakers (2022, by Designs by Greg, approx 120k); Frigidaire Refrigerator (2021);
- **Driveway Paved** (2018, w/ regular maintenance/sealing);
- **Additional Attic Insulation** (2018, now R60);
- **Bosch Dishwasher** (2016);
- **Pool Liner & Lights** (2015);
- **Pool Heater** (2015, nat gas);
- **Basement refinished including custom bar** (2013, permit no. 1004578);
- **Skylight** (2011);
- **Furnace** (2010, Lennox w/ humidifier & Pureair Air Cleaner/purification);
- **Slate Tile main Floor & Kitchen Reno** including heated floor (2009, by Harrington Home Improvements/Monarch, approx 60k);
- **Main Level Select Windows** (2010);
- **LG Washer/Dryer** (2008);
- **Speaker System** (Exterior (2), Dining Room (2), Basement Bar (2), Home Theatre (5)).

INCLUSIONS

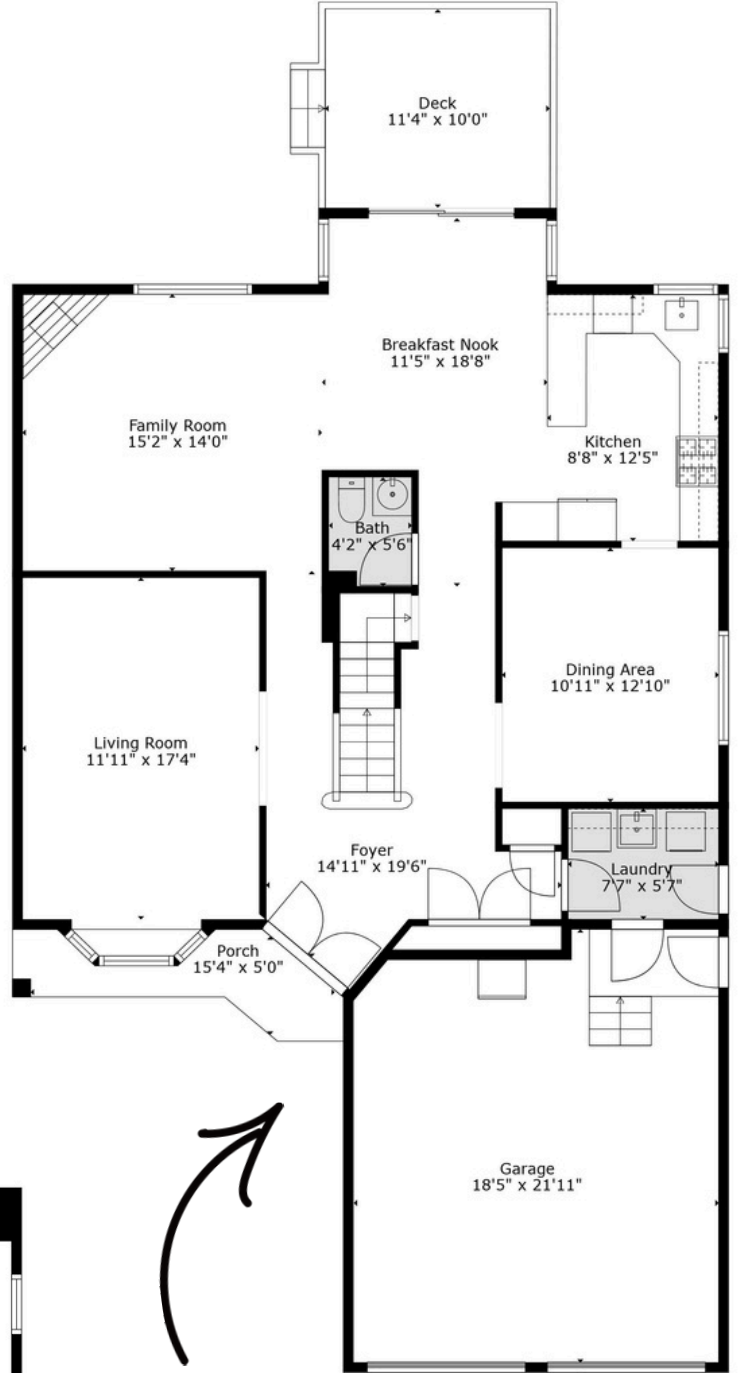
- Hot Water Heater;
- Washer;
- Dryer;
- Fridge;
- Stove;
- Microwave;
- Hood Fan;
- Dishwasher;
- Home Theatre and equipment (excluding console/playstation);
- Basement Wet Bar and Beverage Fridge;
- Smoke Detectors;
- Window Blinds and Coverings;
- Garage Door Openers (2) & Remotes (4);
- BBQ; Natural Gas BBQ Hookup;
- Gazebo;
- Inground Pool & Related Equipment (solar blanket; leaf net; heater; pump; filter);
- Pool Shed;
- Deck Box w/ Pool Toys;
- Speaker System (exterior (2), dining room (2), Basement Bar (2), Home Theatre (5)).

EXCLUSIONS: TVs & mounts; Fireplace is as-is/non functional; Playstation console for Home Theatre

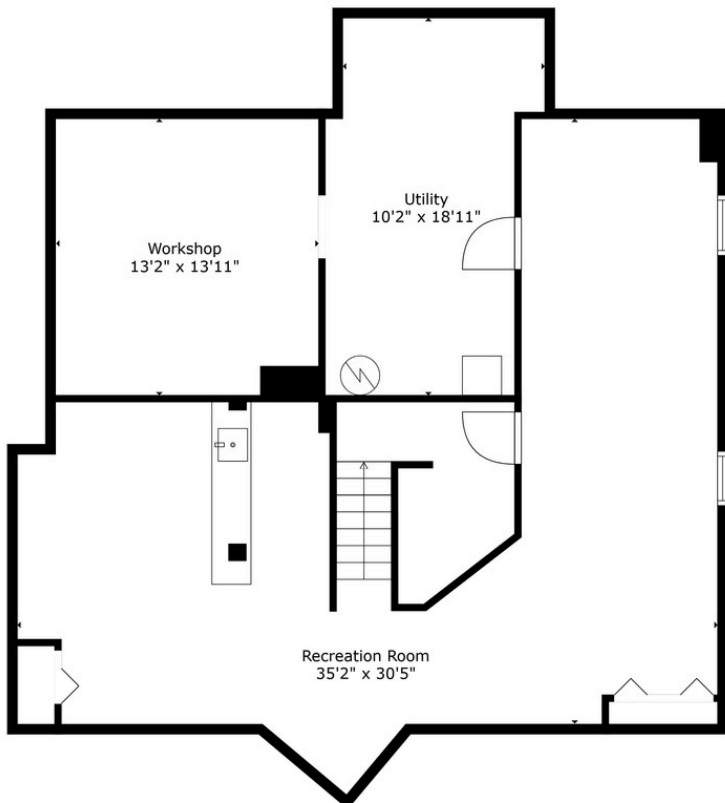
FLOORPLANS 7 SHETLAND



UPPER LEVEL



MAIN LEVEL



LOWER LEVEL



EXTERIOR



[More Info](#)

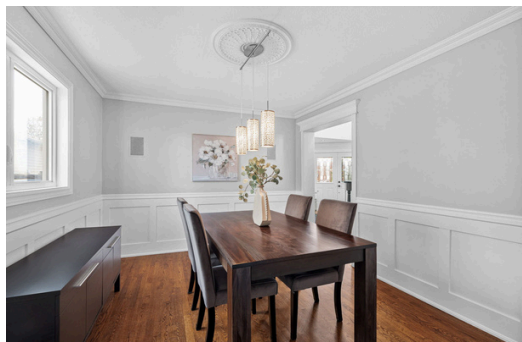
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MAIN LEVEL



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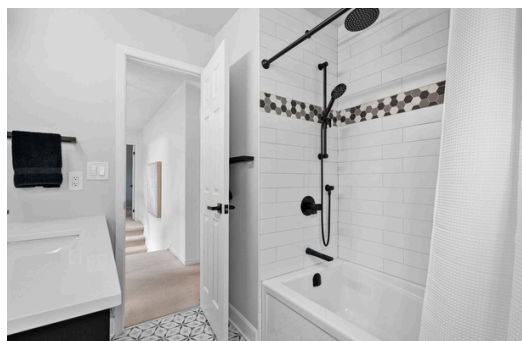
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UPPER LEVEL



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LOWER LEVEL



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