

FOR SALE



**The Wright Team**

1560Maley.com

1560 Maley Lane

4 BEDS | 4 BATHS





# KANATA, MARCHVALE ESTATES

Set on just over two acres in Kanata's Marchvale Estates, this remarkable home offers a captivating balance of modern elegance and serene living. Surrounded by lush foliage and mature trees, the property provides a private and tranquil setting.

Step inside this magnificent walkout bungalow, designed with timeless style and refined craftsmanship. Warm wood tones, maple hardwood flooring, timber ceilings, and custom millwork complement nine-foot ceilings with pot lights to create inviting and sophisticated spaces. In the living room, detailed mouldings and built-in cabinetry frame the stone fireplace, adding warmth and character to the heart of the home. Expansive windows, multiple balconies, and a sunroom bring in peaceful views and natural light, extending the living space outdoors.

The kitchen features crisp white cabinetry, a subway tile backsplash, and quartz countertops, complemented by a rich wood island and a matching pantry cabinet. A farmhouse sink, pendant lighting, and an open layout provide both style and function, seamlessly connecting to the adjoining living area.

The main level also includes a flexible home office and a spectacular primary suite with dual walk-in closets, an ensuite, and a balcony overlooking the grounds.

The walkout lower level mirrors the quality of the main floor, offering a spacious recreation room, three bedrooms, and a full bathroom. A bonus upper-level studio with a walk-in closet and full bathroom provides a versatile space for work, hobbies, or guests.

Outdoors, the property is designed for both relaxation and entertaining. A sparkling inground pool with an adjoining pool shed and shower area, a generous deck, and beautifully landscaped grounds make the backyard a true retreat. Meticulous hardscaping and gardens complete this dream lifestyle property, where elegance meets comfort in every detail.



Living Room and Kitchen







## Key Points to Note & Updates

- Set on  $\approx$  2.10 acres of treed privacy, close to walking trails and a golf course.
- Landscaped grounds with beautiful gardens.
- All bathrooms feature radiant in-floor heating and pot lights in showers.
- The lower level features radiant heating.
- Custom maple floors from Tennessee throughout the home.
- Nine-foot ceilings with pot lights.
- Custom millwork and built-in units throughout.
- Three-season sunroom with WeatherTech windows.
- Wood-burning fireplace, WETT certified.
- Multiple balcony areas.
- Large laundry room with bench, garbage pull-out, and thoughtfully designed built-in lockers.
- Cold storage in the basement with stand-up freezer and fridge/freezer.
- Saltwater pool with outdoor shower, wireless automated lights and heater, and pool shed.
- Dog run with partial fence and dog door from three-season room.
- Hockey rink materials to remain on the property.
- Attached garage, fully insulated with 12-foot ceilings and heater.
- Detached garage, fully insulated and equipped with an automatic door opener.
- Children's bunkie with beds included.
- Spray foam insulation in loft and attic.
- Emergency floodlights with sensors on driveway.



## Key Points to Note & Updates (continued)

### Recent Property Updates:

- Septic tank pumped in June 2025.
- New appliances (circa 2022/2023).
- Pool liner replaced in 2023.
- Water systems (2022): Reverse osmosis, UV filtration, and water softener.
- Retaining walls and armored stone redone in 2021.
- Well pump replaced in 2021.
- Detached garage built in 2019.
- Loft addition built in 2018.
- Septic tank, updated to accommodate the loft addition. (2018).
- Kitchen updated with new quartz countertops (2016).





Primary Suite,  
Ensuite, Balcony  
and Screened  
Sunroom







Recreation Room  
and Additional  
Bedrooms







Additional  
Bedroom,  
Mudroom and  
Bathrooms







Upper Level  
Studio and  
Exterior







# Property Dimensions

## Main Floor

- Foyer 5'7" x 7'6"
- Living Room 21'2" x 20'5"
- Dining Area 17'10" x 13'3"
- Kitchen 15'1" x 9'7"
- Screened Sunroom 14'6" x 14'3"
- Den 11'11" x 10'0"
- Primary Bedroom 14'8" x 14'3"
- W.I.C. 5'0" x 7'2"
- W.I.C. 4'2" x 7'3"
- Bathroom 13'5" x 6'2"
- Laundry 15'5" x 7'6"
- Bathroom / WC 4'0" x 7'6"

## Finished Lower Level

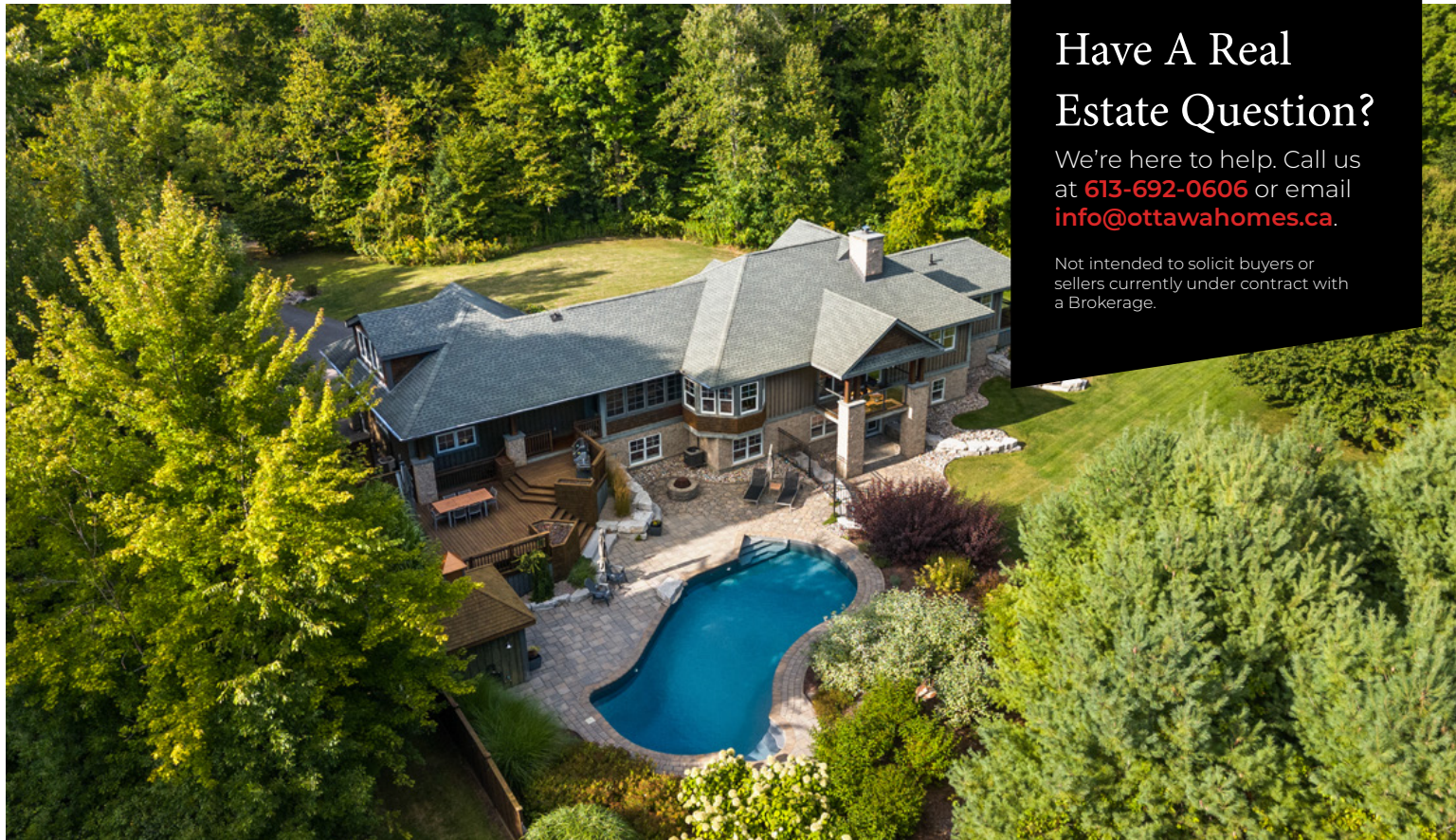
- Recreation Room 37'0" x 18'5"
- Bedroom 23'2" x 14'3"
- Bedroom 12'2" x 14'5"
- Bedroom 14'8" x 13'11"
- Bathroom 12'0" x 9'2"
- Mudroom 8'3" x 7'6"

## Upper Level Studio

- Office/Studio 13'5" x 16'11"
- W.I.C. 3'6" x 4'4"
- Bathroom 5'3" x 8'7"
- Storage 12'7" x 18'0"







## Have A Real Estate Question?

We're here to help. Call us at **613-692-0606** or email **info@ottawahomes.ca**.

Not intended to solicit buyers or sellers currently under contract with a Brokerage.

## It's All In The Details

**Bedrooms:** 4

**Bathrooms:** 4

**Property Type:** Bungalow

**Neighbourhood:** Kanata, Marchvale Estates

**Lot Size:** 197.11 ft x 461.97 ft (Irregular)

**Taxes/Year:** \$6,400.41 / 2025

**Heating:** Boiler heating system (2023). Forced-air gas furnace with HRV. Second forced-air furnace (2018) for the loft, located in the garage.

### Utilities:

Approximate Hydro Expense: \$220.00, per month

Approximate Gas Expense: \$200.00, per month

### Inclusions:

Microwave, stove, dishwasher, fridge, Washer & Dryer, Wood, custom Queen Pullout couch in office, patio furniture (lounge chairs, table and chairs on main deck, umbrellas x3), BBQ, Riding Lawnmower, Basketball net, 3 garage door openers, central vac and accessories, 2 x ecobee smart thermostats, invisible dog fence &

collars, chicken coop, hockey rink, Fridge and Freezer in basement, beer fridge in loft, tv brackets, pool accessories, exterior firepit, window coverings (custom accordion blinds), all bathroom mirrors, all light fixtures. Firewood on site included. Toy shed. Shed.

### Exclusions:

TVs, Curtains in upstairs den, All workbenches and standalone storage in garages.

### Rental Equipment:

None.

This information provided has been prepared with care and is believed to be accurate but no warranty is given and this document is not part of any contract.

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