

FOR SALE



The **Wright**
Team

224ElsieMacGill.com

224 Elsie MacGill Walk

3 BEDS | 3 BATHS



KANATA, BROOKLINE

Situated in a family-oriented area of Kanata, this 2024-built Minto Hyde model offers convenient access to retail, restaurants, schools, parks, recreation, and the Kanata High Tech Park. This detached home blends contemporary design with a functional layout, tailored for comfortable family living.

The exterior features black-framed windows, a welcoming porch, and a full-lite glass front door that adds a modern edge. Inside, the floor plan is designed with family life in mind, offering three bedrooms and three bathrooms, along with a bright, open-concept layout. The main level showcases 9-foot ceilings and a neutral colour palette that enhances the sense of space and light. The dining room opens to the living room that is highlighted by a modern rectangular natural gas fireplace, recessed niches, and windows that overlook the backyard with no direct rear neighbours.

The kitchen is appointed with flat-panel cabinetry, elongated subway tile backsplash, stainless steel appliances, quartz countertops, and a centre island with an undermount sink and a waterfall edge on one side.

Upstairs, the primary bedroom benefits from a walk-in closet and an ensuite featuring an upgraded glass shower and a vanity with dual sinks. Two additional bedrooms, a four-piece bathroom, and a dedicated laundry room complete the second level.

Additional features include a single attached garage with interior access.

Dining Area,
Living Room and
Kitchen





Key Points to Note

- Located in a family-oriented neighbourhood with no rear neighbours.
- 200 Amp electrical service.
- Quartz countertops in the kitchen, including a waterfall edge on one side.
- Undercabinet lighting in the kitchen.
- Laundry room with quartz countertop and added pot lights.
- Upgraded ensuite shower.
- Laminate flooring and carpet throughout.
- 9-foot ceilings on the main level.
- Pot lights are featured in the foyer, main level hallway, kitchen, second level hallway, laundry room, main bathroom and ensuite.
- The ensuite and the main bathroom feature quartz countertops.
- Soffit outlet for exterior power access.
- Rough-in for central vacuum.
- Generlink connection to hydro meter (generator not included).
- Televisions are not included in the listing but may be negotiated.





Property Dimensions

Main Floor

- Foyer 9'10" x 10'6"
- Dining Area 12'5" x 10'1"
- Living Room 12'6" x 12'9"
- Kitchen 10'2" x 15'1"
- Bathroom/WC 5'5" x 5'1"

Second Level

- Primary Bedroom 17'2" x 14'9"
- W.I.C. 6'4" x 6'1"
- Bathroom 5'5" x 12'1"
- Bedroom 12'5" x 10'2"
- Bedroom 10'2" x 11'4"
- Bathroom 6'2" x 10'6"
- Laundry 5'5" x 6'1"





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: 3

Bathrooms: 3

Property Type: Two-Storey

Neighbourhood: Kanata, Brookline

Lot Size: 30.02 ft x 85.30 ft (Irregular)

Taxes/Year: \$5,010.88 / 2025

Heating: Forced Air, Natural Gas

Utilities:

Approximate Hydro Expense: \$85 per month

Approximate Gas Expense: \$90 per month

Approximate Water Expense: \$80 per month

Inclusions:

Fridge. Gas Stove. Hood vent. Dishwasher. Washer. Dryer. Bathroom mirrors. Light fixtures. Garage door opener. Blinds & rods. 2 tv brackets. 2 Sonos

Soundbars. AC. Humidifier.

Exclusions:

Curtains.

Rental Equipment:

Hot water tank, approximately \$55 per month.

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.

The Wright Team

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