

172 Old Colony Road, Kanata, K2L 1M7



Property Information



Property Type: Detached

Baths: 2

Year Built: 1970

Property Style: Raised Bungalow

Taxes: \$4,090.00/2024

MLS®: X11561702

Beds: 2+1



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Presenting 172 Old Colony Road

Absolutely stunning!! This gorgeous 2+1 bedroom raised bungalow style home has been maintained to show home standards and is a delight to view! Features include complete kitchen redesign with Corian countertops and high quality stainless steel appliances, entertainment sized L-shaped living and dining room offering large picture window for added natural light, gleaming hardwood and tile floors throughout main level. Large picture windows and warm, neutral paint colors. Spacious Primary bedroom can easily accommodate a king sized bed and features a walk in closet. Large secondary bedroom w/great closet space, there is also an ultra amazing and beautifully remodeled , spa inspired bathroom w/relaxing therapeutic tub, oversized custom glass shower and premium plumbing fixtures! The lower level comes complete w/a magnificent rec room w/captivating gas fireplace and custom designed bar area, 3rd bedroom, 3pc bathroom, office area, dedicated laundry room and workshop/storage space! If this isn't enough how about a super private, nicely landscaped backyard oasis w/18'x36' heated inground pool!! Updates: Furnace/A.C unit, roof shingles, kitchen, bathrooms, windows and more! Near parks, schools, outdoor tennis, bus routes and loads of amenities. Don't miss this one!

General Information

Heating: Forced Air/Natural Gas

Air Conditioning: Central

Inclusions

Fridge, stove, dishwasher, microwave/hood fan unit, washer, dryer, (wine, fridge, bar fridge in lower level), all window coverings, central A/C unit, tankless hot water unit, 2 storage sheds, pool heater and equipment, all light fixtures, fixed awning over rear deck

Exclusions

Curtains in primary and 2nd bedrooms, 3 wall mounted T.V's including wall mount brackets, headboard in lower level bedroom

Utilities (approx. cost)

Hydro avg \$150.00 /month

Natural gas \$250.00 /month (Owners like to keep their pool quite warm)

Water \$100.00 /month



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Features & Upgrades:

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- 2022 – New kitchen and pool heater installed
- 2019- Hardwood floors refinished
- 2017- Bar and bedroom closet installed by Deslauriers installed
- 2014- Hot water on demand unit installed
- 2012- Roof resingled, windows and exterior doors installed (by Golden Windows)
- 2010- Bathroom in lower level installed, pool liner installed and heavy duty cover purchased
- 2008- Kitchen cabinetry installed, main level bathroom remodelled including heated floors, A/C unit, composite deck and awning installed
- 2006- High efficiency furnace installed
- 1990- Gas fireplace installed

Pool measures 18' x 36'

3' shallow end

10' deep end

Chlorine serviced

This home has been loving maintained by the current owners and shows true pride of ownership, ideally situated on a quiet, low traffic street near schools, parks, bus routes, outdoor tennis courts, skating arenas, and a wide variety of amenities that Kanata has to offer



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