



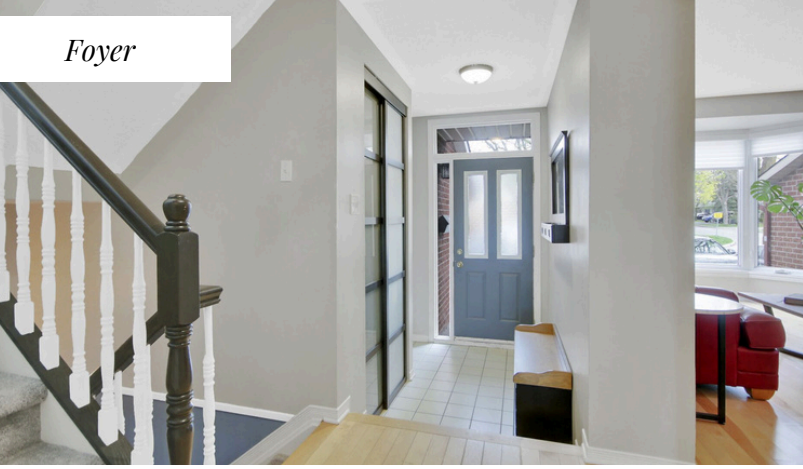
*52 Grassy Plains Drive*

**\$614,500**

**RE/MAX**  
Absolute Realty Inc.  
Brokerage, Each Office Independently Owned and Operated.



*Foyer*



*Living Room*



*Living Room*



*Dining Room*



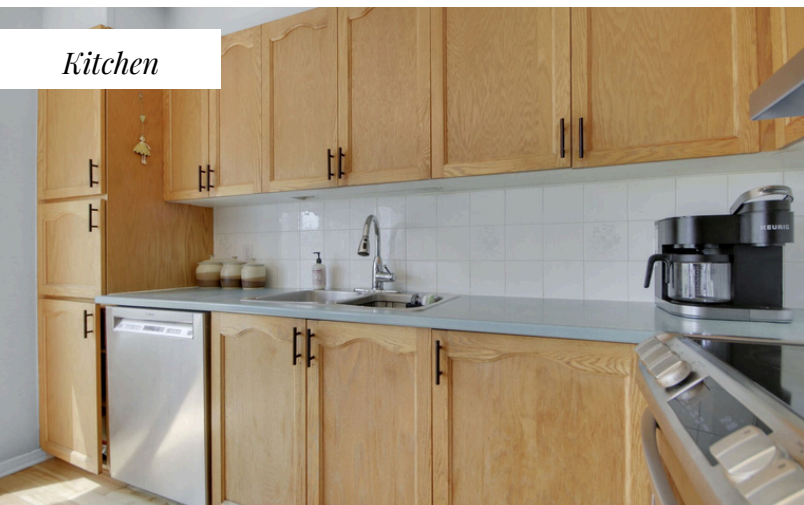
Information herein deemed reliable but not guaranteed.



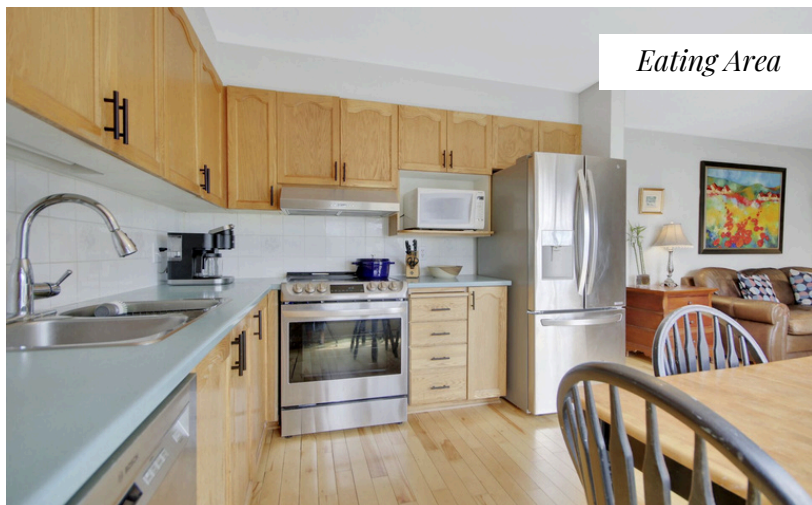
*Kitchen*



*Kitchen*



*Eating Area*



## *Home Details*

- Welcome to a stylish 3-bedroom, 3-bathroom carriage home located in the heart of Emerald Meadows, one of Kanata's most sought-after communities.
- Ideally situated on a main street, this property offers convenient access to schools, parks, public transit, and everyday amenities making it perfect for growing families or busy professionals.
- A fully fenced backyard complete with a large shed for bonus storage.
- A single-car garage and driveway parking round out this move-in-ready home. With its unbeatable location, functional layout making 52 Grassy Plains Drive a true gem in a vibrant and family-friendly neighbourhood.



*Family Room*



*Family Room*



*Family Room*



*Bedroom #1*





# Home Details

## Main Floor

- Step inside to a welcoming foyer with a double closet and inside entry from the garage.
- The bright and inviting living room features a bay window, hardwood floors, seamlessly flowing into the formal dining room, ideal for entertaining.
- Hardwood flooring in the living room & dining room enhances the open, airy feel, with large windows letting in an abundance of natural light.
- The bright eat-in kitchen offers plenty of cabinetry, stainless steel appliances, and a sliding patio door that opens to a fully fenced backyard complete with a large shed for bonus storage.
- Open from the kitchen is a cozy family room anchored by a wood-burning fireplace with mantle.
- A 2-piece bath room has a vanity with sink & cabinets, toilet and tiled flooring.
- Convenient main floor laundry cupboard with cabinets above the washer and dryer.
- Attached single car garage and extra wide parking.

## Second Floor

- Upstairs, modern vinyl flooring flows throughout the second level.
- The primary bedroom boasts a 4-piece ensuite, while 3 additional well-sized bedrooms share a 4-piece bathroom.
- The primary bedroom is spacious with a walk-in closet, a large picture window providing plenty of natural light and a 4-piece ensuite bathroom.
- The ensuite bathroom has a vanity with sink and cabinets, a tub with tile surround, toilet & tile flooring.
- The main bathroom has a vanity with built-in sink, cabinets and drawers, tub with tile surround, toilet and tile floors.

## Lower Level

- The fully finished lower level extends the living space with a versatile recreation room and additional storage.

*Bedroom #2*



*Bedroom #2*



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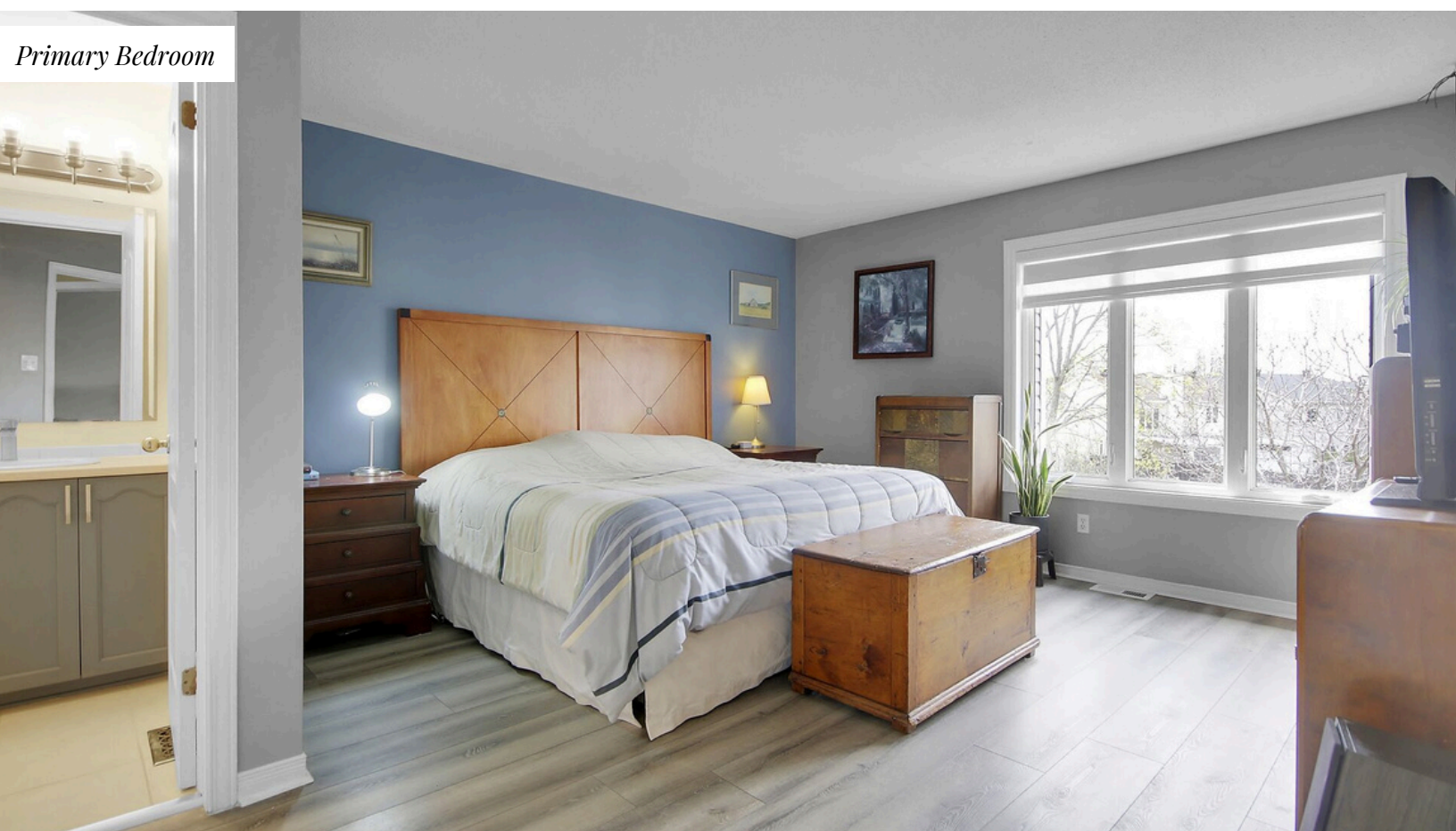
*Primary Bedroom*



*Primary Bedroom*



*Primary Bedroom*



*Ensuite Bath*



*Main Powder Room,*





Main Bathroom



Recreation Room



Recreation Room



Room Sizes

Main Floor

- Foyer - 2.34m x 2.10 m
- Living Room - 3.67 m x 3.44 m
- Dining Room - 3.46 m x 3.44 m
- Kitchen - 3.38 m x 3.13 m
- Family Room - 4.33 m x 3.69 m
- Powder Room - 1.70 m x 1.30 m
- Laundry Cupboard - 1.60 m x 0.82 m

Lower Level

- Recreation Room - 6.08 m x 4.26 m

Second Floor

- Primary Bedroom - 4.87 m x 4.18 m
- 4-piece Ensuite - 2.62 m x 1.51 m
- Walk-in Closet - 1.82 m x 1.75 m
- Full Bathroom - 3.46 m x 1.66 m
- Bedroom#2 - 4.79 m x 3.73 m
- Bedroom #3 - 4.65 m x 3.18 m

- Utility Room - 11.10m x 6.11 m

## Home Details ○

**Year Built:** 1994 Approximately

**Property Taxes:** \$3925.00 2024

**Legal Description:** PART OF BLOCK 3 ON PLAN 4M-839, PART 2 ON PLAN 4R-9823, KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION AS IN LT876161. SUBJECT TO AN EASEMENT IN FAVOUR OF MACLEAN HUNTER CABLE TV (OTTAWA) LIMITED AS IN LT876340. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN LT876345. SUBJECT TO AND TOGETHER WITH RIGHTS AS IN LT885334.

**Inclusions:** fridge, stove, hoodfan, dishwasher, washer, dryer, all window coverings, all attached shelving, all light fixtures, central vac and accessories, shed.

**Rentals:** Hot Water Tank (2014), furnace (2014), air conditioner (furnace and a/c can be assumed or seller can buy out on closing)

**Possession:** TBA/60-89 days

**Updates:** Roof 2010, Windows 2016

*Laundry Cupboard*



*Back yard*



The Joanne Goneau Team

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