

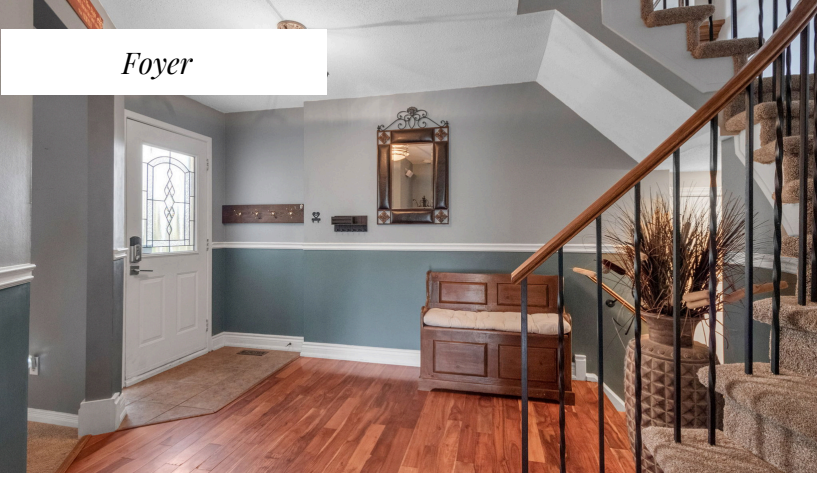


171 Springwater Drive

\$1,099,999

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

Foyer



Living Room



Dining Room



Family Room



Home Details

Beautiful Four Bedroom, Three Bathroom Single-Family Home in vibrant Bridlewood Kanata

Spacious 4 bedroom single family home in sought-after Bridlewood with a backyard oasis you'll never want to leave! Main level offers a welcoming foyer with Brazilian hardwood floors, bright living/dining area with newer carpet (2020), and a kitchen with ample cabinetry, wall pantry, under-cabinet lighting and plenty of counter space, plus eating area with patio doors to the yard. Upstairs features a primary suite with walk-in closet and ensuite bath, two additional bedrooms, and full main bathroom. Finished basement includes a rec room, 4th bedroom, and utility room. The show-stopper is the fully fenced and hedged backyard featuring a spectacular in-ground pool (2020) with waterfall and fireplace ledge, hot tub (2022), outdoor kitchen with built-in BBQ, and storage shed (2020), perfect for entertaining and private family living!

Main Level - A Bright and Spacious Family-Friendly Layout

- Large front foyer with Brazilian hardwood flooring and convenient powder room
- Bright living and dining area with brand new carpeting, ideal for both formal gatherings and casual family time
- Functional kitchen with ample cabinetry, double sink, under-cabinet lighting, and a full wall pantry for extra storage
- Eat-in area with direct access to the backyard through patio doors — perfect for summer barbecues or poolside entertaining
- The backyard is a true private retreat: fully fenced and hedged for privacy, featuring a spectacular in-ground pool with waterfall and fireplace ledge, hot tub, outdoor kitchen with built-in BBQ, and storage shed

Information herein deemed reliable but not guaranteed.

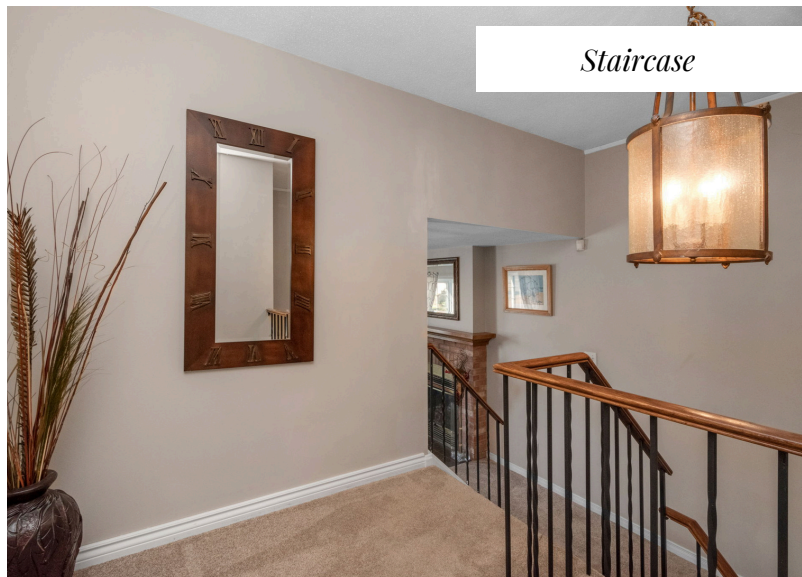
Kitchen



Powder Room



Staircase



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Home Details

- Bright and spacious 3+1 bedroom family home in sought-after Bridlewood
- Backyard oasis with in-ground pool, waterfall feature, fireplace ledge, hot tub, outdoor kitchen with built-in BBQ, and private hedged yard
- Updated main level with Brazilian hardwood flooring, brand new carpeting, and a welcoming open-concept layout
- Modern kitchen with abundant cabinetry, under-cabinet lighting, double sink, and full wall pantry
- Primary suite with walk-in closet and private ensuite featuring soaker tub and shower
- Fully finished lower level with large recreation room, additional bedroom, and storage space
- Convenient main floor laundry and powder room
- Close to schools, parks, trails, shopping, and transit — an ideal location for families

Upper Level - A Space for the Whole Family

- Spacious primary bedroom with a walk-in closet and private ensuite featuring a tub, shower, vanity, and toilet
- Two additional secondary bedrooms, each offering generous closet space and large windows for natural light
- A full main bathroom with tub/shower combo, ceramic tile surround, vanity, and modern finishes — perfect for family use
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Lower Level - A Spacious Area for Living and Recreation

- Fully finished recreation room, ideal for a media room, playroom, or home gym
- Fourth bedroom providing flexibility for guests, older children, or a home office
- Utility room housing the natural gas furnace and rental hot water tank
- Additional storage options to keep the home organized and clutter-free

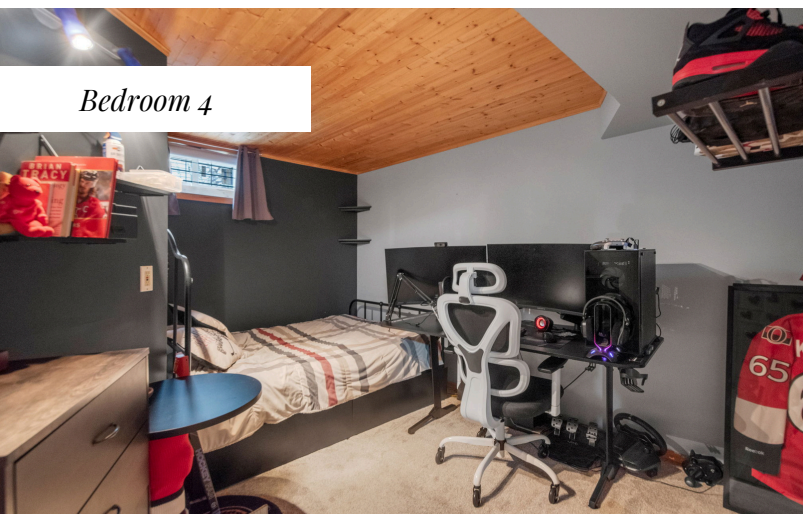
Bedroom 2



Bedroom 3



Bedroom 4



Bathroom



Home Details

Location - Sought out Neighbourhood of Bridlewood Kanata

- Family-friendly community with a welcoming atmosphere and plenty of parks, playgrounds, and green space
- Top-rated schools nearby, including both public and Catholic options, making it ideal for families with children
- Abundant recreation with easy access to trails, sports fields, and the Kanata Recreation Complex
- Shopping and amenities just minutes away, including grocery stores, pharmacies, and the Hazeldean Mall
- Convenient access to public transit and major roadways for an easy commute to downtown Ottawa or Kanata's high-tech hub
- Safe, established neighbourhood with mature trees and quiet residential streets
- A strong sense of community spirit, with local events, sports leagues, and activities year-round

Notable Property Features

- Grand curb appeal with a welcoming front entrance and landscaped yard that sets the tone the moment you arrive
- Oversized foyer that makes a bright first impression and offers plenty of space for greeting guests
- Flowing layout on the main floor that connects the living, dining, and kitchen areas — designed for both entertaining and family connection
- Natural light throughout with large windows at the front and back of the home, creating a warm and inviting atmosphere in every room
- Versatile lower-level bedroom ideal for overnight guests, a teenager's private retreat, or even a dedicated home office
- Entertainment-ready backyard where you can seamlessly transition from dining indoors to enjoying the outdoor kitchen and poolside evenings
- Ample storage solutions including walk-in closet, wall pantry, utility space, and outdoor shed, keeping the home highly functional
- Move-in ready updates with flooring, finishes, and a backyard retreat already complete — no renovations required

Primary Bedroom



Ensuite



Information herein deemed reliable but not guaranteed.

Home Details

Main Level

Foyer - 4.03 X 3.34
Eating Area - 3.45 X 2.79
Kitchen - 3.45 X 2.44
Dining Room - 3.63 X 3.33

Living Room - 4.99 X 3.34
Powder Room - 1.51 X 1.4

In-Between Level

Family Room - 5.05 X 3.66

Second Level

Primary Bedroom - 5.76 X 3.11
Ensuite Bathroom - 2.76 X 1.63
Bedroom 2 - 3.64 X 3.32

Main Bathroom - 2.76 X 1.51
Bedroom 3 - 3.32 X 3.04

Lower Level

Laundry - 3.38 X 3.36
Recreation Room - 6.69 X 3.17

Bedroom 4 - 3.67 X 3.07

All Measurements done in Metres

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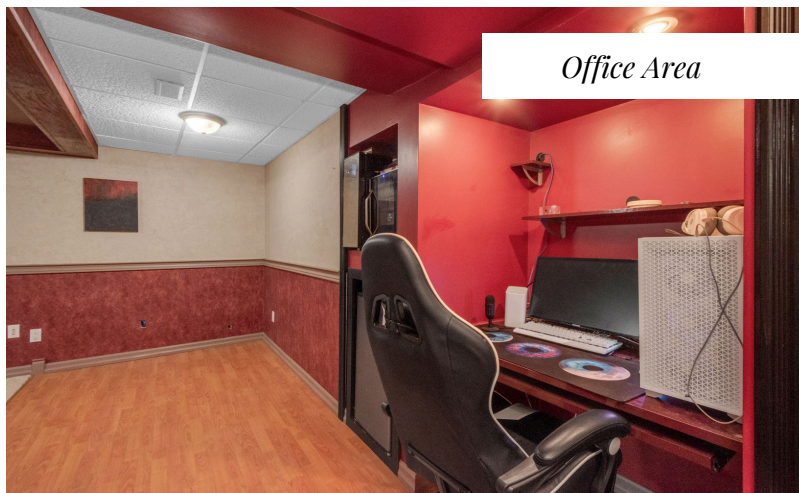


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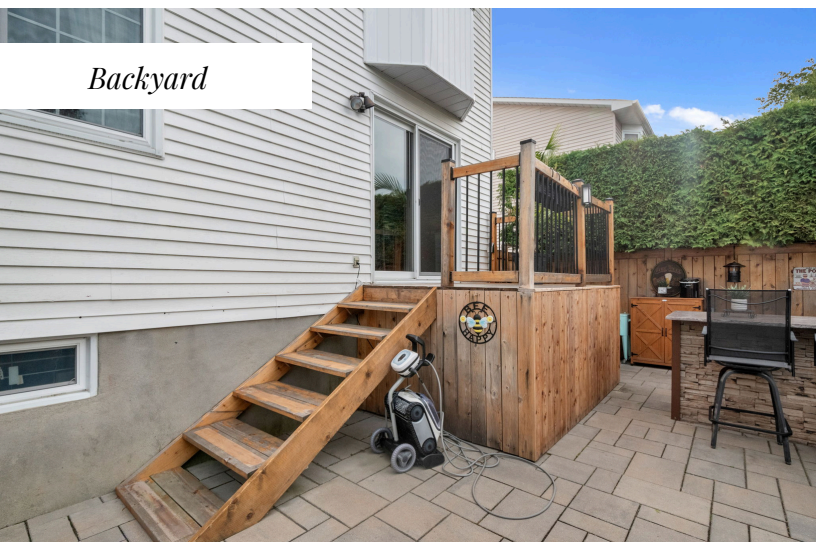
Recreation Room



Office Area



Backyard



Information herein deemed reliable but not guaranteed.

Back Yard



Legal Information

Year Built: 1989

Property Taxes: \$4942.8

Legal Description: PARCEL 39-1, SECTION 4M636 LT 39 PLAN 4M636, OTTAWA

Rental: Hot Water Tank

Inclusions: fridge, stove, hoodfan, dishwasher, washer, dryer, all window coverings, all light fixtures, shed, hot tub

Possession: 60 -90 Days



The Joanne Goneau Team

Joanne Goneau,

Broker of Record/Owner

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