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ROYAL LEPAGE
Team Realty
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JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

11 Speers Crescent, Bridlewood, Kanata

\$909,900



MRS. JOAN SMITH

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Mrs. Joan Smith, daughter Victoria Smith, son-in-law Luc St-Hilaire, sales representatives

11 Speers Crescent, Bridlewood, Kanata

Wonderfully updated & maintained, this mostly brick home is located on a private street in the Bridlewood community of Kanata. Fantastic for families with 4 bedrooms, 3 baths, expansive finished lower level & private fifty plus foot wide backyard with interlock patio & southern exposure. Almost 2,700 square feet above grade with entertaining size living & dining room, open plan kitchen with eating area to spacious family room with sliding door to patio & yard. Many upgrades throughout the home including: hardwood and tile flooring on first and second levels and stairs, updated kitchen and baths, windows and doors, landscaping, roof and more. Walk to several parks, the Trans Canada Trail, schools & shops on Eagleson. Bus service & 417 are minutes away.

Lovely landscaping, interlock walkway, steps and soldier course welcome you to the covered front porch and wider front door with pretty inset window. Tiled foyer has a double closet with updated doors and views of central hall and living room. Beautiful views of the street through the big picture window. Dining room is close by and has a chandelier, tall window and room for a buffet, perfect for entertaining.

Bright kitchen has many cabinets with newer doors, pantry cupboards, pot drawers, subway tile backsplash, granite counters and updated sink & faucet. All stainless steel appliances are included. Spacious eating area with chandelier has views of the backyard and opens onto the family room with gas fireplace with wood mantel, tile hearth and stone surround. Enlarged patio door, two side windows and skylight bring natural light into the room. Steps away off the central hall is the powder room with stone counter on the vanity, tile backsplash, updated mirror and light fixture. Handy laundry and mudroom is around the corner. Tall closets with extra shelves is great for storage and everyday living. There is also a side door to the interlock walkway to the backyard and entry to the double car garage.

Elegant curved hardwood staircase with decorative niche leads you to the second level with four bedrooms and two full baths. Double door entry to the spacious primary suite that features a ceiling fan/light fixture and room for two dressers and a king size bed. Walk-in closet has built in shelving and cabinets plus a window for natural light. The spa-like ensuite bath has updated tiled flooring, upgraded counters, two sinks, large tiled shower, tub with jets and extra cabinets for linen.

The secondary bedrooms offer plenty of space for double beds, desks and double closets. Each have neutral décor and big windows. Completing the second level is the main bath with updated vanity with newer doors, quartz counters, tile flooring updated tub surround and linen closet.

A French door to the lower level staircase brings natural light into the carpeted stairwell. Professionally finished basement offers tremendous space for a home theatre area with built-in storage and an electric fireplace. Plus room for hobbies, gym and office areas. Light décor, recessed lighting and laminate flooring throughout the room are attractive. There is also a separate room with a workshop featuring a long workbench, storage area with extra shelves and cabinets, and utility area.

The wide backyard has some hedging and fencing for privacy, an interlock patio and side walkway, plus a handy garden shed. Plenty of room for barbecues, play and gardening in this south oriented yard.

Pride of ownership and care shows in this beautiful family home. Ready to move into and make your own. Enjoy the Bridlewood community with many parks, Trans Canada Trail, schools and shops all close by. Plus only a short walk to transit and drive to the 417.

Call

For more info...

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Main Level

Foyer: 2.87x1.71m
Living Rm: 4.85x3.64m
Dining Rm: 4.26x3.09m
Kitchen: 3.63x3.10m
Eating area: 3.63x2.74m
Family rm: 5.33x3.58m
Laundry/mudroom: 1.78x1.48m
2 piece bath: 1.81x1.48m

Second Level

Primary bedrm: 5.92x4.26m
Walk-in closet: 2.47x1.89m
Ensuite bath: 4.28x2.39m
Bedroom: 4.29x3.08m
Bedroom: 4.15x3.18m
Bedroom: 3.90x2.88m
Bath: 3.18x1.86m

Lower Level

Entertainment area: 5.78x4.39m
Hobby & gym area: 6.66x5.55m
Storage & Utilities: 5.45x5.03m
Workshop: 2.88x2.86m

General Information

Year Built: 1990 / approx.
Taxes: \$6,219 / 2025
Lot Size: Approx.
54.26'x100.07'
Garage: Double attached
Heating: Forced/Electric
Water: Municipal
Sewer: Connected
Fireplace: 1 gas

Legal Desc: Parcel 58-1, Section 4M580, Lot 58, Plan 4M-580, City of Ottawa. PIN:04468-1978

Included: Fridge, stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings & drapery tracks, Freezer in basement, 2 small fridges in basement, Central Vacuum, Electric fireplace in basement, Central Air Conditioner, Hot Water Tank, Humidifier, Auto Garage Door Openers, Garden Shed, Irrigation system

Possession Date

July, 2026 or To be arranged



The information provided within 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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Highlights:

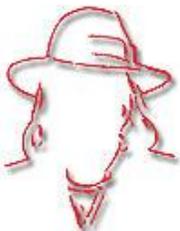
- Wonderfully updated & maintained, this mostly brick home is located on a private street in the Bridlewood community of Kanata
- Fantastic for families with 4 bedrooms, 3 baths, expansive finished lower level & private backyard with interlock patio & southern exposure.
- Almost 2,700 sq.ft above grade with entertaining size living & dining room. Open plan kitchen with eating area to spacious family room with sliding door to patio & yard
- Walk to several parks, the Trans Canada Trail, schools & shops on Eagleson. Bus service & 417 are minutes away.
- Lovely landscaping, interlock walkways, steps, soldier course, patio & raised garden beds. Hedged on left side & half of back, fenced on half of back & right side plus gate.
- Newer wide front door. All vinyl windows. Updated patio door & side windows in family room. Updated exterior doors in laundry/mudroom
- Hardwood & tile throughout first & second level including staircase. Tile in foyer, baths, mudroom/laundry replaced. Hardwood installed on second level. Carpet on stairs to basement updated
- Updated kitchen: granite counters, new cabinet doors, sink & faucet, tile backsplash & lighting
- All stainless steel appliances included. Fridge 2023. Freezer & 2 small fridges included
- Updated baths: powder room—has stone counter, tile backsplash, mirror & light fixture. Ensuite bath: tile half wall, extra cabinets, upgraded counter, large tiled shower, newer vanity, sinks, faucets, lights & mirror. Main bath: quartz counter, new vanity doors, bath fitter liner in tub
- Updated ceiling fans/lights in all bedrooms & hall
- Gas fireplace with wood mantel, updated stone surround & tile hearth
- Most rooms painted & updated closet doors throughout home
- Roof, approx. 2022
- Owned hot water tank, approx. 2021
- Furnace & Central Air Conditioner, approx. 2012
- Humidifier
- Irrigation system with 4 zones for front & back lawns, rain sensor. 2026 annual maintenance paid



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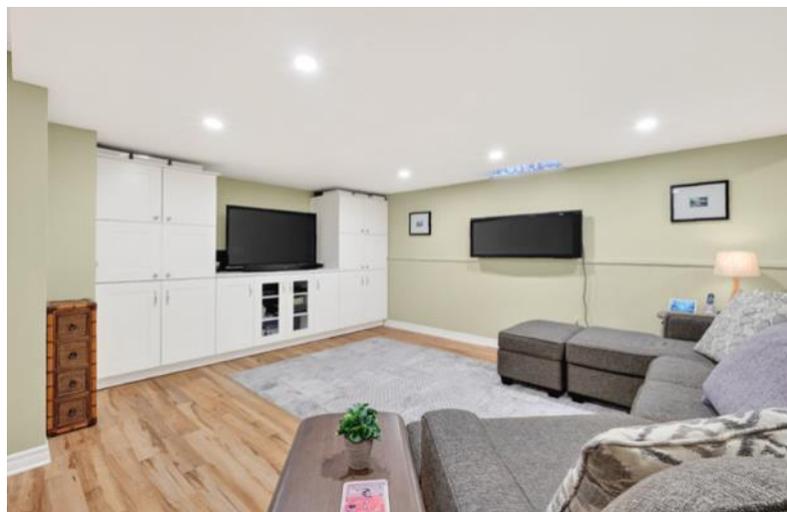
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