mail@joansmith.com
www.joansmith.com
direct: 613-762-1226

ROYAL LEPAGE Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

12 Mattawa Crescent, Bridlewood, Kanata — $816,000

Mrs. Joan Smith

Broker, FRI, CMR, CRA

Joan: 613-762-1226
Luc: 613-851-6215
Victoria: 613-302-2157

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

12 Mattawa Crescent, Bridlewood, Kanata

Enjoy this wonderful two storey family home with four bedrooms and four bathrooms, a professionally landscaped lot with stunning gardens and a grand interlock patio to entertain family and friends. Beautifully finished and updated, ideal floor plan with spacious main level family room with fireplace and cut out to kitchen and convenient main level laundry/ mudroom with entry to the double car garage. Plus a top location, on a quiet crescent, a short walk to Mattawa Park, NCC trails, W.O. Mitchell school and easy access to public transit. Shops on Eagleson Road are close by and minutes to the 417.

An interlock walkway leads you to the covered front porch and entrance to the foyer which has tiled flooring and a double closet. The handy powder room is close by and has recently been updated with a new vanity, toilet and mirror. Double French doors lead to the living room which features bay style windows allowing plenty of natural light and view of the front gardens. The living room and dining room have nine foot flat ceilings with recessed lights in the living room and a chandelier in the dining room. Both rooms have updated luxury vinyl plank flooring.

The entry from the dining room provides access to a bright refreshed kitchen with many tall cabinets, updated quartz counters and back splash. Updated cabinet hardware, pot drawers and extra pantry cabinets are great features. The window over the undermount sink with new faucet brings natural light into the kitchen. All stainless steel appliances are included. The spacious eating area has a marvelous view of the gardens and double sliding doors with palladium header and side windows, provide easy access to the backyard.

The low maintenance garden will impress you, stone steps down to patio and fenced private yard has many different shrubs and trees. Adjacent to the kitchen is the family room which can be viewed through a wall cut out allowing children to be monitored and conversation with family and guests. The family room's gas fireplace with mantle, new luxury vinyl plank flooring, outstanding windows with garden views create a lovely family living area.

Ascending the curved staircase to the second level, you have the primary bedroom with an amazing window with palladium header and vaulted ceilings. It is a generous size to accommodate a full bedroom suite and couch to relax on and watch TV. A large walk-in closet accommodates wardrobe for two people. The ensuite bath has been renovated in 2020 with new vanity, quartz counter, double sinks, mirror, heated tile flooring, corner tub and shower. This spa inspired bathroom is ready for you to enjoy. Three secondary bedrooms are sizable, have attractive windows, overhead lights and big double closets. The main family bathroom shows off new updates, quartz counters, tile floor, faucets, mirror, shower and tub combination for easy care.

The basement has deep windows allowing a lot of natural light. A three piece bathroom has been finished. The balance of the basement is ready to be finished and would provide plenty of room for a recreation room, bedroom or office and storage.

This fabulous home is move-in ready. The gardens have been beautifully maintained and is waiting for the next family to make their own. Its prime location is fantastic for family needs, with schools, parks, trails, shopping and transit, all close by in the fantastic community of Bridlewood.

Main Level

Foyer:	1.61x1.18m
Reception:	2.54x2.02m
Living Rm:	3.18x3.81m
Dining Rm:	3.59x3.17m
Kitchen:	3.69x2.71m
Eating area:	2.93x3.63m
Family rm:	3.32x4.97m
Laundry/mudroom:	2.54x1.84m
2 piece bath:	1.43x1.73m

Second Level

Primary bedrm:	4.90x4.23m
Walk-in closet:	1.97x1.51m
Ensuite bath:	2.39x3.27m
Bedroom:	3.06x3.23m
Bedroom:	3.22x3.09m
Bedroom:	3.77x3.04m
Bath:	2.81x1.63m

Lower Level

Recreation area:	8.27x5.42m
3 piece bath:	2.23x1.89m
Storage & Utilities:	3.10x7.60m

General Information

Year Built:	November 1997 / approx.
Taxes:	$5699.06 / 2026
Lot Size:	Approx 44.29' x 108.10
Garage:	Double attached
Heating:	Forced/Gas
Water:	Municipal
Sewer:	Connected
Fireplace:	1 gas

Legal Desc:
PARCEL 60-1, SECTION 4M782 LT 60 PLAN 4M782 KANATA

Included: Fridge, gas stove, hood fan, dishwasher, washer, dryer, all light fixtures, all window coverings & drapery tracks, Central Air Conditioner, Humidifier, HRV, Tankless Hot Water System, Water Softener, Auto Garage Door Opener, Garden Shed

Possession Date
To be arranged

Call **For more Info...**
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RESULTS
YOU CAN COUNT ON

12 Mattawa Crescent, Bridlewood, Kanata

Highlights:

- Wonderful location of this beautiful family home, walk to Mattawa Park, NCC trails, W.O. Mitchell school and transit. Shops on Eagleson Road and 417 minutes away
- 9ft ceilings on main level, 4 bedrooms and 4 bathrooms (all updated)
- Private fenced backyard with patio, amazing landscaping and gardens
- New luxury vinyl plank flooring installed in living room, dining and main floor family room, May 2025
- Tiled flooring in foyer, kitchen, mudroom and bathrooms
- Refreshed kitchen (Mar, 2026) has new quartz counters, tile backsplash, undermount sink and faucet, cabinet hardware. Pot drawers and extra pantry cabinets
- All stainless steel appliances included. Gas stove in kitchen
- Entertaining size living room with recessed lighting & big bay windows. Adjoining dining room has a chandelier. Both rooms have nine foot flat ceilings
- Primary bedroom with vaulted ceiling, walk-in closet & renovated ensuite bath (approx. 2020) with 2 sinks, quartz counters, deep tub & shower & heated floors.
- 3 more good sized bedrooms with tall windows, overhead lights & double closets.
- Family bathroom renovated with quartz counters, updated vanity, light fixture, tile surround, approx. 2020
- Spectacular windows throughout the home
- Many light fixtures updated and included, and recessed lighting
- All window coverings included
- Basement has finished 3 piece bathroom, plus extra sink & laundry tub
- Furnace approx. 2019
- Roof approx. 2011
- Tankless hot water tank owned
- Heat recovery ventilator, humidifier & water softener
- Auto garage door opener
- Central air conditioner approx. 2011
- Eavestrough installed

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