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ROYAL LEPAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

Broker, FRI, CMR, CRA

THE JOAN SMITH REAL ESTATE FAMILY

677 Parade Drive, Stittsville

\$959,000



MRS. JOAN SMITH

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Top 1% in OTTAWA AND CANADA

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Mrs. JOAN SMITH, daughter VICTORIA SMITH, son-in-law LUC St-Hilaire, SALES REPRESENTATIVES

677 Parade Drive, Stittsville

Just like new, this outstanding home is situated on an expansive pool sized lot, ready for play, gardening & entertaining! Built in 2019 by Valecraft, this home has four bedrooms, three baths and a builder finished lower level, all in beautiful condition. Open plan kitchen to family room, with fireplace and big window for natural light, is great for families. Dining area with views of backyard and patio door to deck. Kitchen has a central island, walk-in pantry & stainless steel appliances. Tile and hardwood floors run throughout the main level. Located in the family friendly community of Stittsville with many parks close by and Westwind Public School and Guardian Angel Catholic School within walking distance.

Lovely covered porch with brick detail is a perfect spot for a morning coffee. Front door with inset window, transom and sidelight windows bring the natural light into the foyer with nine foot ceilings. A double closet and living room are close by. The living room could also be a great office and has pretty views of the street. A two piece powder room with neutral décor is steps away.

The stunning open plan kitchen to family room is convenient for families. Many cabinets including extra cabinets with counter space are handy for storage and serving. Tile backsplash, recessed and pendant lighting and stainless steel appliances are included. Double sink with big window has great views of the backyard. Large dining area with chandelier and patio door deck is perfect for entertaining and barbecues. Close by is the laundry/mudroom with tile flooring and access to the double garage.

The family room has a tall three panel window with views of the backyard and it brings natural light into the home. A gas fireplace with wood mantle and tile surround provides ambience.

Open staircase with upgraded metal spindles and tall window brings in natural light into the upper hall with upgraded hardwood flooring. Spacious primary bedroom with view of backyard, full ensuite with vanity with quartz counter and combined tub/shower with tile surround. There is also a big walk-in closet. Three more bedrooms are all a good size and have neutral décor. Each have double closets, tall windows and overhead lights. Linen closet and four piece main bath are steps away. Quartz counter on the vanity, medicine cabinet & a combined tub/shower with tile surround are attractive features.

The builder finished lower level is perfect for game and movie nights and has plenty of space for a home office and play area. The windows were enlarged to bring in more light and the recessed lighting is an added feature. There is also a separate storage or toy closet and a utility room that has room for storage.

Enjoy all the Stittsville community has to offer & move-in and make this lovely home your own!



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For more info...

Main Level

Foyer: 2.59x2.17m
Living Room: 3.82x3.10m
Dining Room: 3.81x3.12m
Kitchen: 3.29x3.22m
Family Room: 4.68x3.81m
Powder Room: 1.53x1.49m
Laundry Room: 3.07x1.54m

Second Level

Primary Bdrm: 6.34x3.86m
Walk-In Clst: 3.26x1.79m
Ensuite Bath: 4.56x1.50m
Bedroom: 3.91x3.63m
Bedroom: 3.93x3.56m
Bedroom: 3.23x3.15m
Bath: 2.40x1.49m

Lower Level

Rec Room: 10.65x3.60m
Office area: 2.58x1.54m
Storage Clst: 3.43x1.43
Utility: 5.02x4.47m

General Information

Year Built: 2019 /approx.
Taxes: \$6,074 / 2024
Lot Size: Front 36.66'
Back 137.24'
Right 135.68'
Left 140.80'
Garage: Double attached
Foundation: Concrete
Heating: Forced/air gas
Water: Municipal
Sewer: Connected
Fireplaces: 1-gas

Legal Desc:

LOT 337, PLAN 4M1589
CITY OF OTTAWA

Included

Fridge, Stove, Microwave/
Hood Fan, Dishwasher,
Washer, Dryer, All Light Fix-
tures, All Blinds & Window
Coverings, Auto Garage Door
Opener, HRV, Humidifier,
Central Air Conditioner, Auto
Garage Door Opener, Garden
Shed

Leased

Hot Water Tank

Possession Date

August 2025 or To Be Ar-
ranged

The information provid-
ed within has been
prepared with care and
is believed to be accu-
rate, but no warranty is
given, and this docu-
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Highlights:

- Built in 2019, wonderful open plan family home with 4 bedrooms, 3 baths & a builder finished lower level.
- Expansive pool sized lot & fenced backyard with gardens and trees. Lot measures approx. front 36.66', back 137.24', right side 135.68', Left side 140.80'
- Lovely covered front porch with brick detail
- Deck, gazebo & garden shed included
- Main level has hardwood and tile flooring throughout
- Beautiful open plan kitchen with central island, walk-in pantry, many cabinets, tile backsplash, pendant & recessed lighting. All stainless steel appliances included.
- Gas fireplace with wood mantle & tile surround & tile hearth
- Upgraded stair railing with metal spindles
- Spacious primary bedroom with big walk-in closet and full ensuite bath with quartz counter on vanity, combined tub & shower with tile surround & tile flooring.
- 3 more good-sized bedrooms with overhead lights, double closets & tall windows, all in neutral decor
- Large builder finished basement with upgraded deep windows
- All window coverings & rods are included
- Humidifier, HRV and Central Air Conditioner included
- Eavestrough installed & auto garage door opener included
- Fantastic location, walk to many parks, Westwind Public school & Guardian Angels Catholic school.
- Main Street shops & restaurants close by



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