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Broker, FRI, CMR, CRA

ROYAL LePAGE
Team Realty
Independently Owned and Operated, Brokerage

JOAN SMITH

THE JOAN SMITH REAL ESTATE FAMILY

72 Sheppard's Glen, Emerald Meadows

\$620,000



Mrs. Joan Smith

Broker, FRI, CMR, CRA

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2018

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

72 Sheppard's Glen, Emerald Meadows

Lovely end unit townhome, nicely updated and located on a an amazing large and private lot in the community of Emerald Meadows in Kanata south. Walk to many parks, trails & schools. Minutes to shops on Eagleson & Terry Fox, transit & 417. Three bedrooms and three baths, open plan living & dining room, updated kitchen with eating area and a spacious finished lower level family room. Updates include: furnace, ac, windows, most appliances, refinished hardwood flooring, generac generator, exterior European shutters and more. Plus handy two car parking in driveway.

Interlock walkway leads you to the covered front porch and front door with inset window. Tile foyer with double closet has room for a chair. Access to a two piece powder room with updated mirror and light fixture is steps away. Inside entry to the garage is handy, it has extra shelving and has been recently painted. A few steps up to the living and dining rooms with refinished hardwood flooring and light décor. A big picture window has pretty views of the backyard and brings the outside in. The dining room has an updated chandelier and perfect for entertaining with the kitchen near by.

The kitchen was updated in 2026. It has tile flooring, classic cabinets that have been refreshed with cream paint, updated hardware, quartz counters, quartz backsplash, updated sink and faucet and stainless steel appliances including a Bosh dishwasher, stove with double oven and a double door fridge. The adjoining eating area has a vaulted ceiling palladium window, patio door to deck and the backyard. Plenty of room in the backyard to garden, play and host barbecues on the patio.

Staircase to the second level has an oak railing and metal spindles. Light comes into the stairwell and the upper hall from the tall window. The second level has 3 bedrooms and two full baths. Primary suite is spacious and it has a large walk-in closet and ensuite bath with tub/shower combined with new faucet and showerhead, updated toilet and mirror. Linen closet is in the hall, close to the main bath which has tile flooring, long vanity with drawers and a tub/shower combined with tile surround. There are two more good sized bedrooms, each with double closets, overhead lights/fans and tall updated windows. One bedroom is presently used as a home office.

Stairwell to the lower level has a wall sconce light fixture and privacy door. The lower level family room features updated laminate flooring, neutral décor, recessed lighting and a deep window for natural light. A great space for a home theatre, gym and play area. The combined laundry and utility room is close by. There is also a separate room for storage.

Move-in and enjoy this fantastic updated townhome with large yard and the community of Emerald Meadows and all it offers. Short walk to bus service, parks and schools. Plus convenient access to the shops, 417 and Hunt Club.



Call

For more info...

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Main Level

Foyer: 2.15x1.53m
Living Rm: 4.27x2.57m
Dining Rm: 3.04x2.57m
Kitchen: 2.67x2.30m
Eating area: 2.92x2.14m
Powder rm: 1.68x1.47m

Second Level

Primary bedrm: 3.28x4.26m
Ensuite bath: 2.53x1.50m
Walk-in closet: 2.47x1.65m
Bedroom 2: 3.71x2.90m
Bedroom 3: 3.15x2.93m
Bath: 2.41x2.331m

Lower Level

Family rm: 3.84x3.85m
Laundry & utility: 7.62x1.94m
Storage: 4.89x2.56m

General Information

Year Built: 1995 / approx.
Taxes: \$3685 / 2026
Lot Size: Approx. Front: 37.43' Back: 73.16', Right side: 101.11', Left side: 96.21'
Garage: Single attached
Heating: Forced/Air Gas
Water: Municipal
Sewer: Connected

Legal Desc: PART OF BLOCK 9 ON PLAN 4M-879, PARTS 1 & 2 ON PLAN 4R-11333, KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION AS IN LT953058. SUBJECT TO AN EASEMENT IN FAVOUR OF BELL CANADA AS IN LT953085. SUBJECT TO AN EASEMENT IN FAVOUR OF ROGERS OTTAWA LIMITED/ LIMITEE AS IN LT953086. SUBJECT TO AND TOGETHER WITH RIGHTS AS IN LT961191

Included

Fridge, Stove, Hoodfan, Dishwasher, Washer, Dryer, Upright Freezer, All Light fixtures, All Blinds, All Drapery Rods & Tracks, Auto Garage Door Opener, Central Air Conditioner. Garden Shed (as is condition), Extra Shelving in Garage & in Laundry/ Utility room

Gardening items included: Rakes & shovels, electric lawn mower with battery charger, extended hedge trimmer (5ft), small hedge trimmer

Paid for fall aeration and grass over seeding.

Excluded

Large mirror in entrance, large mirror in dining room, mirror in kitchen, water cooler in kitchen

Rented: Hot water tank

Possession Date

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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72 Sheppard's Glen, Emerald Meadows, Kanata

Highlights:

- Lovely end unit townhome in the Emerald Meadows community in Kanata South. Located on an amazing large lot with privacy hedging & mature trees.
- Walk to many parks, trails & schools. Minutes to shops on Eagleson & Terry Fox, transit & 417
- Three bedrooms, three baths, open plan living & dining room, eat-in kitchen with patio door to deck, patio and large private back & side yard
- Interlock walkway to front door & to gate to backyard. Handy 2 car parking in driveway
- Hardwood in living & dining room refinished, approx. 2018
- Kitchen updated in 2026: cabinets painted, new quartz counter & backsplash. New sink and faucet. Extra wide pantry cabinet can stay
- All appliances included. Bosh smart dishwasher, approx. Jan, 2026. GE Stove with double oven, approx. 2019, Maytag Washer, approx May 2022. Double door Fridge, approx 2022. Upright Freezer, approx. 2023
- Finished lower level family room with deep window & updated laminate flooring. Separate laundry & utility room plus additional storage room
- Updated powder room. Ensuite bath has a new faucet & shower head, updated toilet & wall mirror
- European exterior shutters for front door, living room, patio doors/palladium window in kitchen and basement, perfect for privacy & keeping house warmer. Ask us how they work.
- All window coverings & blackout blinds included
- Painted throughout
- Windows, approx. 2016, except 2 front bedroom windows, approx. 2026
- Roof, approx. 2011
- Furnace, approx. 2026
- Central air conditioner, approx. 2018
- Generac generator, natural gas, approx. 2023
- Rented hot water tank, approx. 2025
- City water meter replaced, approx. Sept. 2025
- Eavestrough installed
- Extra shelving in garage & in laundry/utility room
- Security system is monitored. Water detector in basement, 2 doorbell cameras, smoke & CO2 detectors, motion detectors.



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picture from previous listing



MRS. JOAN

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