

Welcome to

40 Goldridge Drive



CHELL
TEAM



Great opportunity in sought-after Kanata Lakes! This spacious 3-bedroom townhome is ideally located steps to parks and scenic trails, and just minutes from Kanata Centrum, Tanger Outlets, and the CTC! Inside, the home features generous principal rooms and an abundance of windows/natural light throughout. The expansive living room is perfect for relaxing or entertaining, highlighted by a cozy gas fireplace, flanked by windows overlooking the gorgeous backyard. The kitchen offers ample cabinet and counter space, along with an inviting eating area with patio door access to the yard and patio. The primary bedroom features a walk-in closet and its own ensuite. Two additional well-sized bedrooms and a 4-piece bathroom complete the second level. Enjoy a beautiful west-facing backyard with patio area, framed by cedar hedges and mature trees - ideal for afternoon sun and outdoor living. Attached garage with inside entry. Furnace 2015, roof re-shingled 2015, HWT (owned) 2021. A fantastic opportunity to personalize in a highly desirable neighbourhood!





MAIN LEVEL

Living Room	12'11" x 11'6"
Dining Room	12'5" x 10'6"
Kitchen	10'8" x 7'0"
Eating Area	8'0" x 7'4"
Bathroom	2-piece

SECOND LEVEL

Primary Bedroom	14'1" x 12'0"
Ensuite	4-piece
Bedroom	10'3" x 9'6"
Bedroom	10'2" x 8'11"
Walk in closet	5'8" x 5'1"
Bathroom	4-piece

Bedrooms: 3

Bathrooms: 3

Neighbourhood: Kanata Lakes

Year Built: 2000

Possession: TBA

Lot size: 22.96 ft x 109.79 ft

Style: Row Unit, 2 Storey

Exterior: Brick, Siding

Parking: 3

Garage: Single Car Attached

Heating: Forced Air / Natural Gas

Cooling: Central Air

Taxes: \$4,234.71 / 2025

INCLUSIONS

Refrigerator, Stove, Dishwasher, Hood Fan, Washer, Dryer, All Window Coverings, All Light Fixtures, Freezer in Basement, Hot Water Tank

EXCLUSIONS

None





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Ottawa,
it's our
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