

# 1576 Carronbridge Circle



Kanata South | 3 Beds | 3 Baths

Listed for

**\$729,900**



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**VIDEO TOUR**



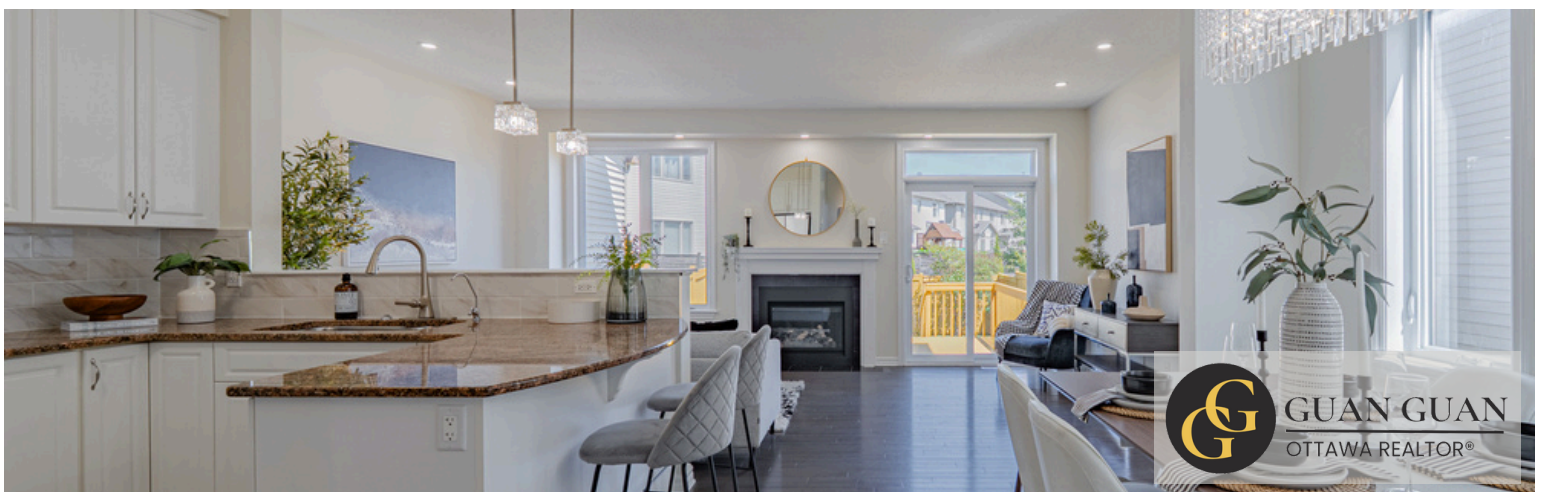
## Community and Location

- **Trailwest** is a mature semi-detached & townhouse development by Tartan Homes, Valecraft Homes & Monarch Homes
- **Prime location** within a short walk of Superstore, Walmart, and dozens of shopping & dining options
- **Carronbridge** Circle is a serene street, quiet, mature, and close to miles of biking trails



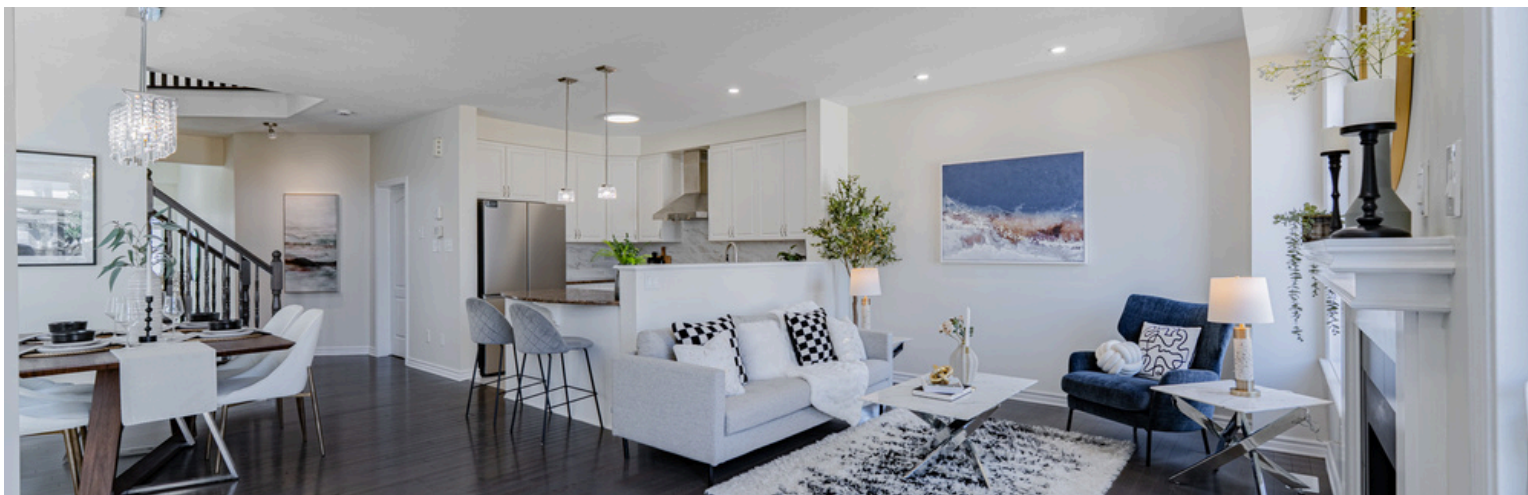
## Beautiful Design

- **1576 Carronbridge Circle** is a Tartan 'Magnolia' semi detached home, which really **feels like a single family home**
- The home has a wider front profile than towns, a **wider garage**, beautiful staircase, **full mudroom** & open-concept layout
- Upstairs, the custom layout includes a **huge loft** & secondary family room



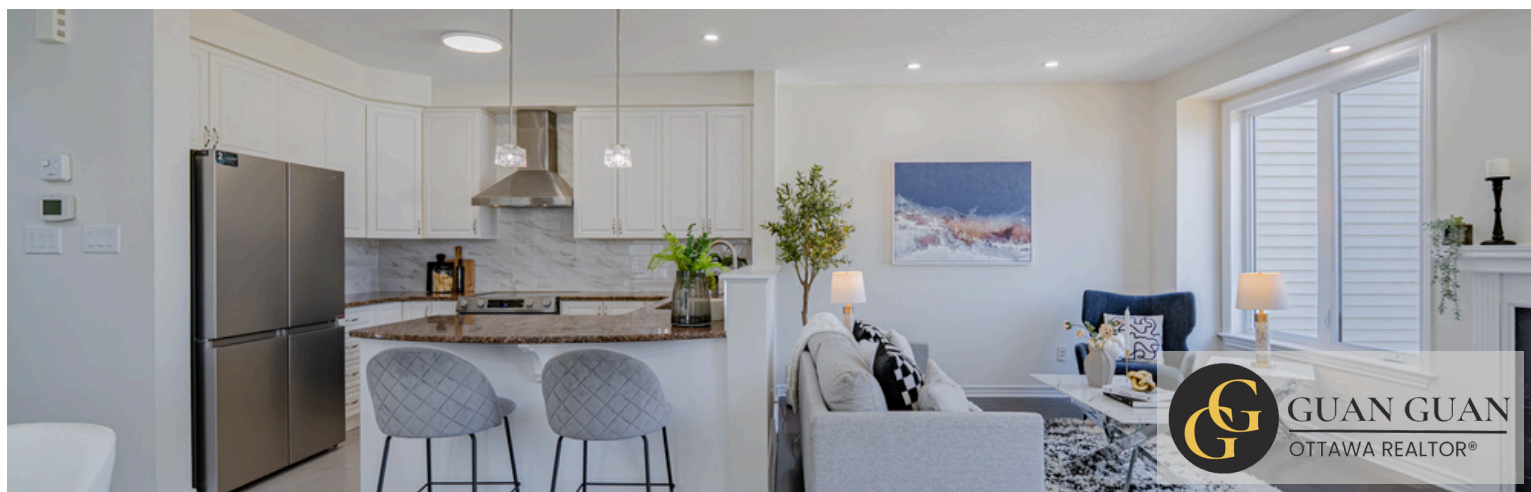
## Incredible Interior

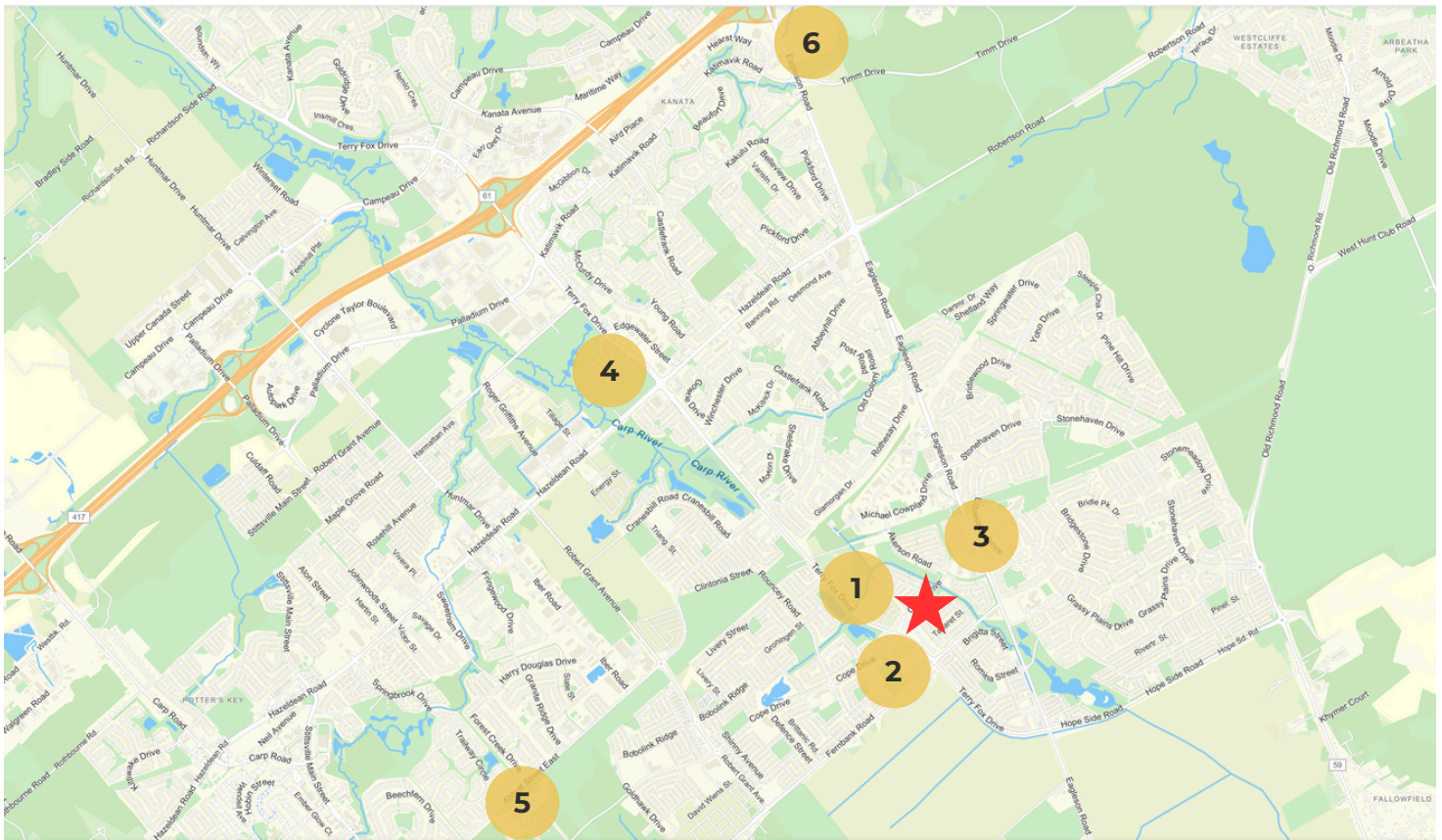
- 1576 Carronbridge has been **incredibly maintained** by its original owners - the home feels like a new townhome!
- The open-concept **entertainer's kitchen** anchors the light-filled living spaces, surrounded by large windows
- The **architectural open staircase** provides incredible connectivity between floors



## Luxury Finishes

- Beautiful **chocolate-tone HW** (1<sup>st</sup> floor, 2<sup>nd</sup> floor hallway, stairs) contrasts with light coloured walls & white shaker cabinetry
- The kitchen includes **new stainless steel appliances**, extended height white shaker cabinetry, granite counters & tile backsplash
- The fully-fenced backyard includes a **spacious wood deck** & insulated shed





## LOCAL AMENITIES & DRIVE TIMES

- 1. Kristina Kiss Park:** 5 minute walk (400 metres) - sports fields, playground, outdoor entertainment
- 2. Shopping @ Fernbank:** 14 minute walk (1.0 km) - shopping and dining
- 3. Shopping & Dining @ Eagleson:** 11 minute walk (750 m) - variety of shopping and dining
- 4. Walter Baker Park and Tony Graham Recreation Centre:** 9 minute drive (4.2 km) - rinks, sports fields
- 5. CARDELREC Recreation Complex :** 9 minute drive (5.4 km) - pool, rinks, gym, sports field, more amenities
- 6. O.C Transpo Eagleson Park & Ride :** 10 minute drive (5.2 km) - parking lot to many O.C. transpo busses

## LOCAL SCHOOLS

- 1. John Young Elementary School (OCDSB):** English & Early French Immersion JK - 6
- 2. Glen Cairn Public School (OCDSB):** English and French Immersion Gr. 6-8
- 3. A.Y. Jackson S.S. (OCDSB):** Eng/French Program Gr. 9 - 12
- 4. St. Martin de Porres School (Catholic):** English & Early French Immersion JK - 6
- 5. All Saints High School (Catholic):** English/French Gr. 9 - 12

## 1. Structural & Exterior Features

- **Beautiful craftsman elevation** with oversized gables, white door & window trim, & large windows throughout
- **Oversized 11' 6" garage** with attached **full mudroom** for convenient access
- **Architectural U-shaped hardwood staircase** with oversized opening at 2<sup>nd</sup> floor, providing excellent connectivity between floors
- **Custom second floor layout** with deeper primary bedroom walk-in closet, oversized loft with large window
- **Finished basement rec room** with two large windows & laundry cabinet

## 2. Kitchen & Bathrooms

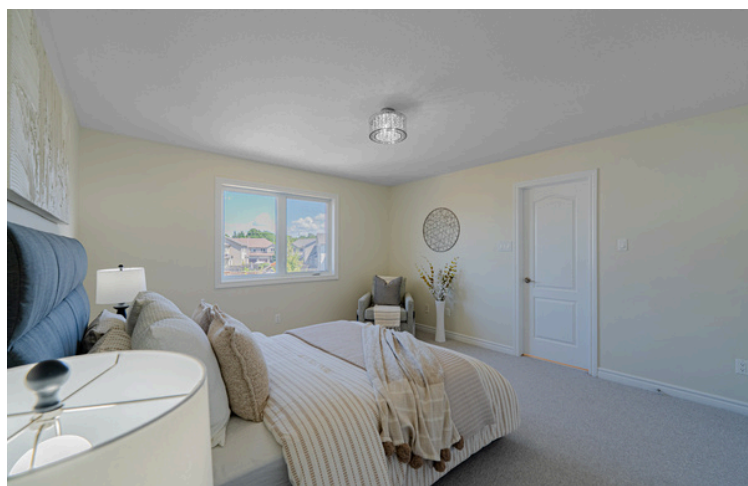
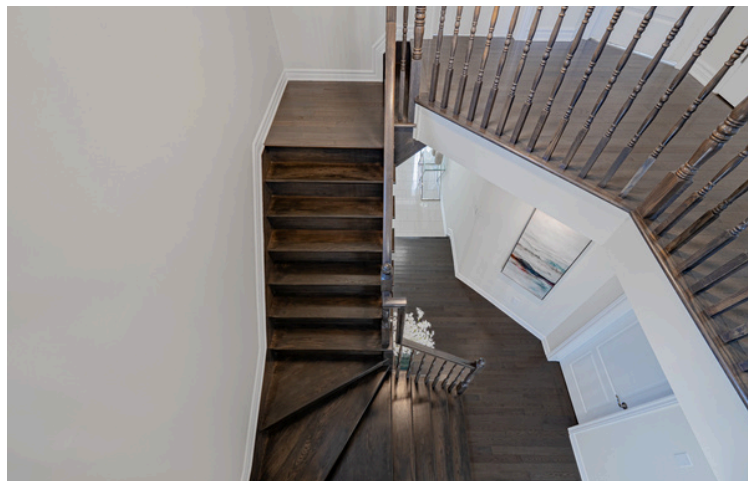
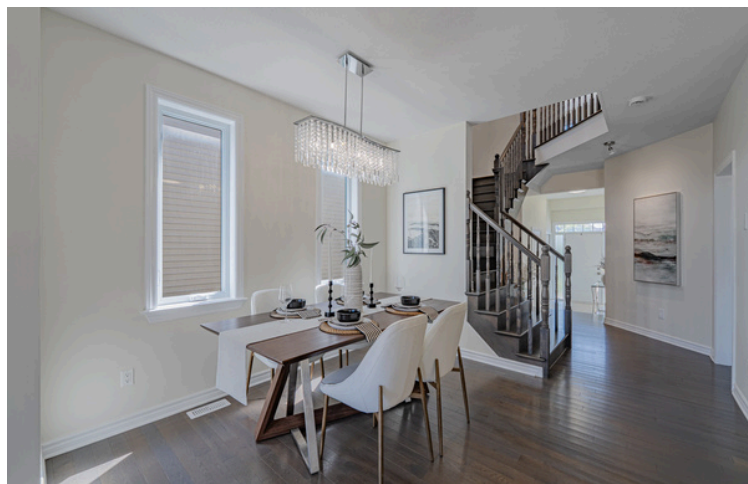
- **Extended-height shaker cabinetry** in kitchen with flush bulkheads to ceiling
- **Premium granite counters** with rounded edge profile
- **Updated** premium tiled backsplash
- **New stainless steel appliances** throughout kitchen
- **Quartz counters** at both second floor bathrooms
- **Primary ensuite** includes an upgraded soaker tub and tiled walk-in shower

## 3. Interior Finishes

- **Chocolate-tone oak hardwood** throughout the main floor, staircase and second floor hallway & loft area
- **Upgraded 36" craftsman fireplace** with painted white mantle
- **Upgraded floor tile throughout** w/ staggered install in entry & mudroom
- **Custom light fixtures & pot lights** throughout kitchen, living, dining, stairwell and other living areas
- **Home fully repainted** in a neutral tone
- **Fully completed backyard** with oversized deck, insulated shed, and fully fenced

## 4. Home Details

- **Year Built:** 2012
- **Builder:** Tartan Homes
- **Model:** Magolia End (Custom Layout)
- **Square Footage:** 2,194 sq. ft.
- **Property tax:** 4,550.13 (2025)
- **Rental Items:** Hot water heater



# FLOORPLAN: Tartan Magnolia



## LOT MAP (25.4' x 108.4')

