

5 Thunderbird Crescent



Kanata South | 5 Beds | 4 Baths

Listed for

\$986,000



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About the Community

- One of the most desirable communities in Kanata South, filled with quality singles by **Tamarack** and others
- Naturally beautiful, surrounded by mature trees and winding streets **close to the NCC Greenbelt**
- A-tier location close to shopping & dining at Hazeldean Mall & Terry F



Rare Home and lot

- 5 Thunderbird is a stunning Tamarack home with 5 beds, 3.5 baths
- The home sits on an oversized lot with no direct rear neighbours and is surro
- Features a former CHEO Dream Home designation, a gas fireplace family ro



Functional Layout

- Upstairs: **Five Real Bedrooms, Three Full Baths**; 2 suites on the upper level
- Main Floor: Warm, Open, and Made for Gathering; 9' ceiling
- Basement fully finished



Meticulous Upgrades

- All windows replaced Fall 2024 — triple-glazed with 25-year transferable warranty
- New hardwood floors
- Additional attic insulation added Fall 2024 for improved energy efficiency



Unique features

- **9-ft** ceilings throughout the main floor
- **Primary ensuite + second bedroom ensuite** on the upper level
- Quiet, child-friendly street with no direct rear neighbours
- Attractive landscaping front & rear with mature trees
- **Hardwood throughout**
- **Finished basement** with Large open recreation space:

Kitchen Upgrades

- **Custom extra-wide triple-glazed patio door** to deck (2024)
- Wood cabinetry with **granite countertops** throughout kitchen
- Mosaic tile backsplash
- **Stainless steel appliance package** including 36" fridge and electric stove
- **Oversized peninsula island**
- Added pots & pans drawers in island and kitchen base cabinets
- **Extended-height upper kitchen cabinets** for tons of extra storage space

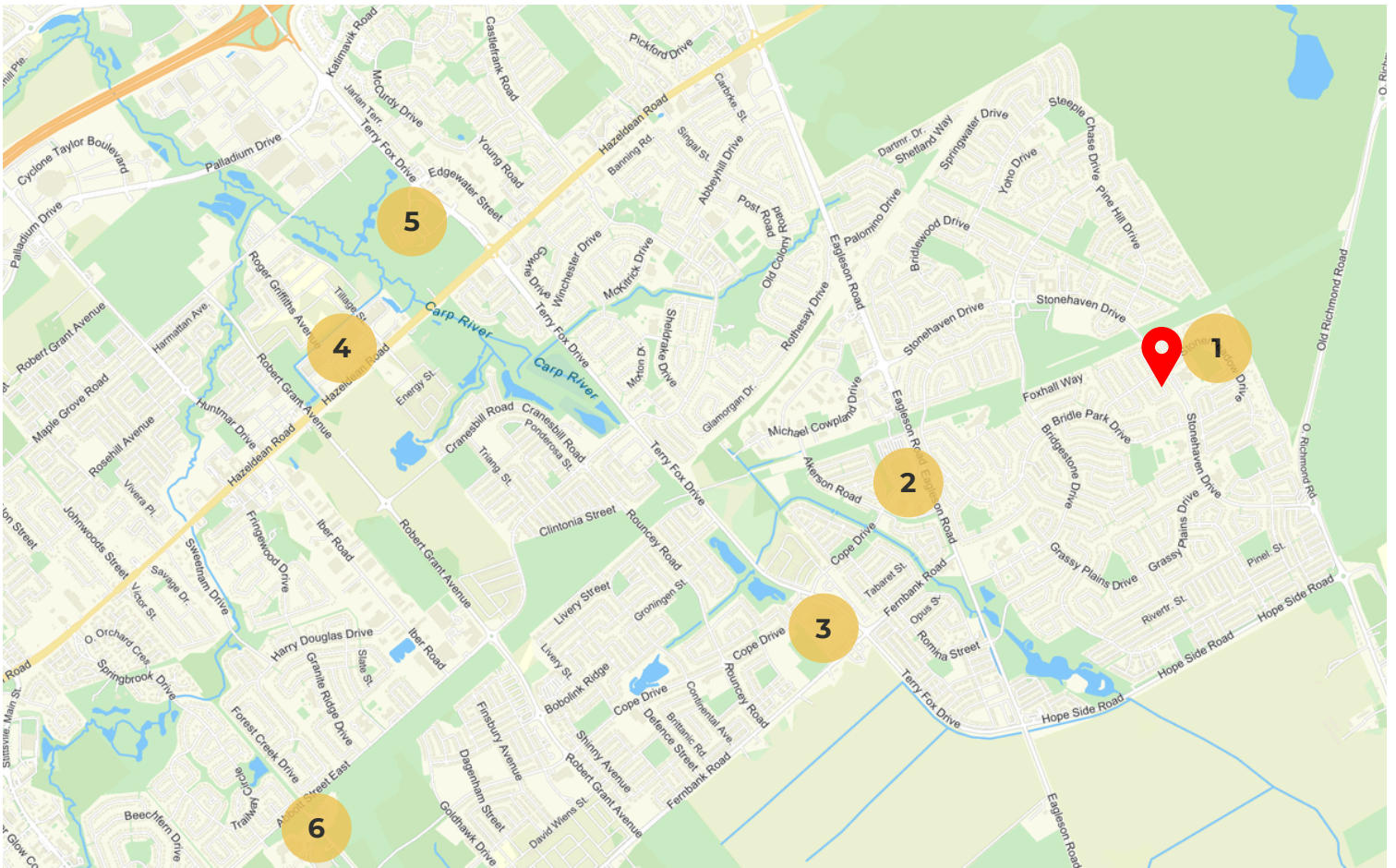
Recent Improvement

- All **windows & patio door** replaced — Fall 2024
- **Triple-glazed**, 25-yr transferable warranty; UV protection (west rooms) New hardwood upstairs — Spring 2025
- Shared bath countertop & sinks — Spring 2025
- Basement finished — Fall 2025
- Attic insulation added — Fall 2024
- Full **roof inspection** completed — Fall 2025
- Induction/convection range — Fall 2024
- High-efficiency furnace & A/C — 2015

Home Information

- **Year Built:** 1999
- **Builder:** Tamarack Homes
- **Size:** 2800 sq.ft above grade by MPAC
- **Basement:** Finished
- **Bedrooms:** 5
- **Baths:** 3 full + powder room
- **Property tax / 2025:** \$5,985.84
- **Hot Water Tank** rental: \$49.51/month





LOCAL AMENITIES & DRIVE TIMES

- 1. Stonemeadow Park:** 5 minute walk (400 m) - playground, sports field, dog friendly
- 2. Superstore Shops & Dining:** 5 minute drive (2.1km) - Superstore, Metro, Dining Options
- 3. Shopping at Fernbank:** 7 minute drive (3 km) - Walmart, Dollarama, Pet Valu, LCBO, Bulk Barn, RBC, plenty of other dining & shopping options
- 4. Shopping at Hazeldean:** 11 minute drive (6.7 km) - even more shopping, dining, and entertainment if Fernbank and Superstore weren't enough.
- 5. Tony Graham Recreation Complex:** 10 minute drive (6.3 km) - skating rinks, Walter Baker Park
- 6. CARDELREC Rec Centre:** 10 minute drive (7.0 km) - pool, skating rinks, fitness centre & more

LOCAL SCHOOLS

- 1. Roch Carrier Elementary School:** OCDSB JK-6 English & Early French Immersion
- 2. Glen Cairn Middle School:** OCDSB Grades 7-8 English & French Immersion
- 3. A. Y. Jackson Secondary School:** OCDSB 7-12 English & French Immersion
- 4. St. James School:** OCSB (Catholic Board) JK-6 English & French Immersion
- 5. Holy Trinity High School:** OCSB 7-12 English & French Immersion
- 5. Kanata Montessori School:** private (Montessori) school option