

# 9 Macassa Circle



Kanata Lakes | 2+1 Beds | 2.5 Baths

Listed for

**\$719,000**



**Guan Guan**

Sales Representative



✉ [guan@guanguanrealty.com](mailto:guan@guanguanrealty.com)

🌐 [guanguanrealty.com](http://guanguanrealty.com)

☎ +1 613-618-6437

**WEBSITE**



**YouTube**



## An Exceptional Community

- In the heart of Kanata Lakes on a quiet, family-friendly court.
- Steps to shops, restaurants, and entertainment at Kanata Centrum
- Close to parks, top schools, the Trans-Canada Trail, and transit.



## Exceptional Design

- Rare split-level layout connected by open railings rather than walls.
- Soaring vaulted ceilings and a two-storey window wall full of natural light.
- Extra-wide 22.5-foot footprint with a living room nearly 20 feet wide.



GUAN GUAN  
OTTAWA REALTOR®

## Interior Features

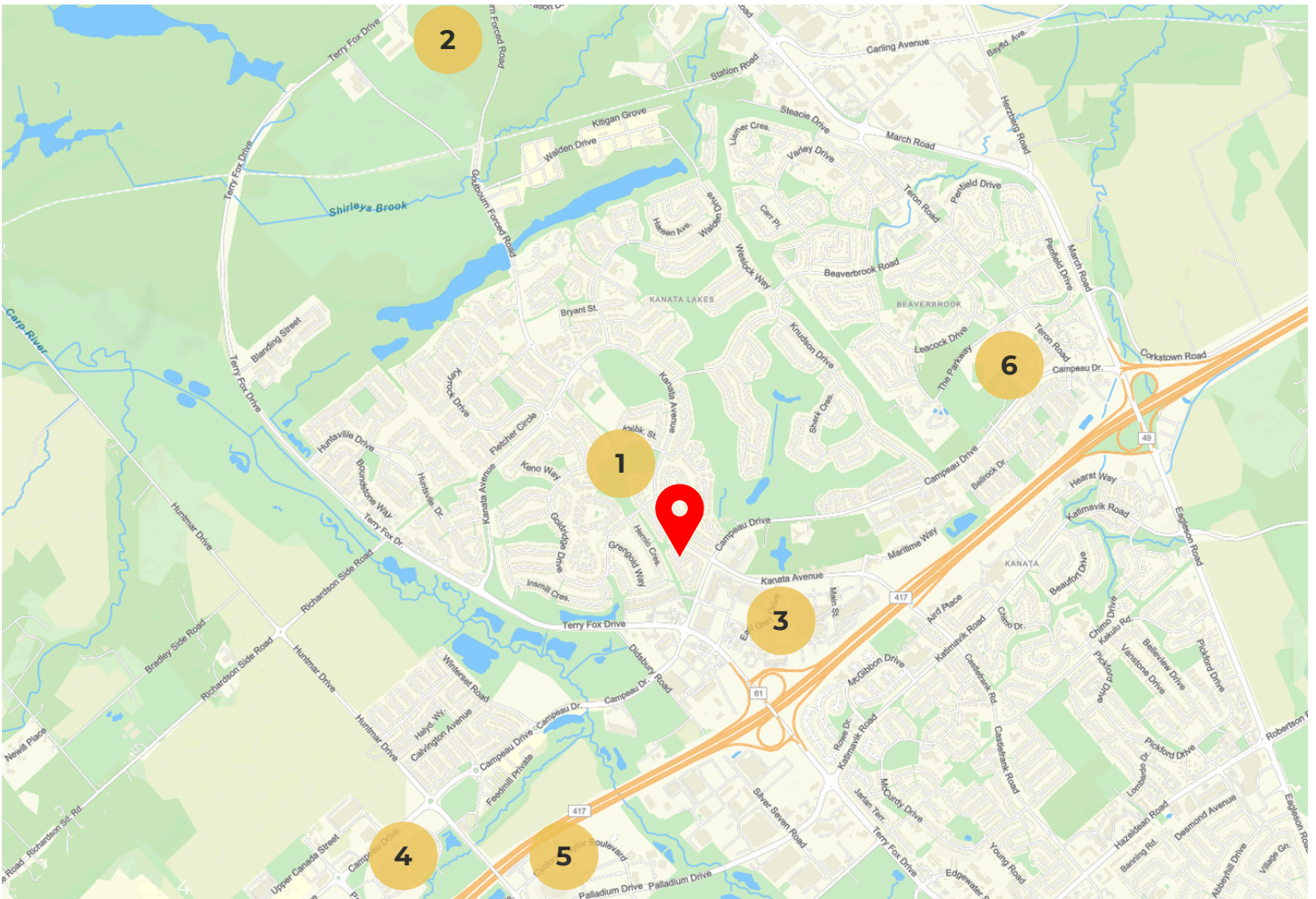
- Kitchen with two-tone shaker cabinetry, centre island, and stainless steel appliances.
- Great room anchored by a gas fireplace; Hardwood throughout
- Spacious primary bedroom with cheater access to the 4-piece bath, plus a second bedroom



## Basement and Backyard

- Fully finished walkout lower level with a 3rd bed, a full bath, and a laundry room.
- Direct walkout access connecting the lower level to the backyard.
- Fully fenced yard with southern exposure, a raised deck, and a flagstone patio framed by mature trees.





## LOCAL AMENITIES & DRIVE TIMES

- 1. Goldridge Park:** 9 minute walk (700 m) - playground, walking trails & other amenities
- 2. Richcraft Recreation Complex:** 7 minute drive (4.3 km) - 25m pool, gym, fitness centre & more
- 3. Kanata Centrum Shopping Complex:** 2 minute drive (500 m) - dozens of shopping, retail, dining and other options, including a Cineplex Cinemas and the Terry Fox Park & Ride
- 4. Tanger Outlets Ottawa:** 6 minute drive (2.9 km) - more shopping options for if the Kanata Centrum shopping strip isn't enough.
- 5. Canadian Tire Centre:** 7 minute drive (3.4 km) - Home Arena of the Ottawa Senators
- 6. Beaverbrook Library:** 4 minute drive (2.4 km) - Ottawa Public Library, hockey rinks, and a large outdoor park connected to Earl of March Secondary School

## LOCAL SCHOOLS

- 1. Stephen Leacock Public School:** OCDSB JK - 6 Early French Immersion
- 2. Roland Michener Public School:** OCDSB JK - 6 English with Core French
- 3. W. Erskine Johnston Public School:** OCDSB 4-6 Middle French Immersion
- 4. Earl of March Secondary School:** OCDSB Grades 7-12 English & Immersion
- 5. Georges Vanier Public School:** OCSB (Catholic Board) JK-6 English / Immersion
- 6. All Saints Catholic High School:** OCSB Grades 7-12 English & Immersion

# SITE MAP

