



## 63 MADAKET PVT

### KANATA

Welcome to this beautifully maintained 3-bed, 3-bath condo townhouse offering the perfect blend of comfort, convenience, & low-maintenance living. This exceptional home truly feels like a freehold, with minimal condo fees & none of the compromises. Step inside to discover a bright main floor featuring spacious living & dining areas, ideal for both everyday living & entertaining. The kitchen offers ample cabinetry, generous counter space, & a functional layout which includes an eat-in area. Upstairs, you'll find 3 well-sized bedrooms, including a generous primary suite complete with a private ensuite bathroom & plenty of closet space. The additional bedrooms are perfect for family, guests, or a home office, complemented by a full main bathroom. The fully finished lower level provides versatile extra living space—perfect for a recreation room, gym, or media area—along with additional storage. Enjoy the convenience of low condo fees while benefiting from a property that lives like a freehold townhouse. Located in a sought-after Kanata neighbourhood close to top-rated schools, parks, shopping, transit, and all amenities. Whether you're a first-time buyer, downsizer, or investor, this home offers outstanding value & lifestyle.

**Property Type:** 2 Storey Rowhome

**Bedrooms:** 3

**Bathrooms:** 3



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**MARLAND TEAM**  
ROB MARLAND - BROKER OF RECORD

**613.238.2801 | marlandteam.com**

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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	5'4" x 11'6"
Living Room	Main	9'11" x 14'9"
Dining Room	Main	7'8" x 10'0"
Kitchen	Main	7'3" x 9'2"
Breakfast Nook	Main	9'0" x 6'10"
Deck	Main	17'10" x 28'7"
Primary Bedroom	2nd	12'5" x 22'0"
Walk-In Closet	2nd	4'10" x 5'6"
Ensuite (4 Pc)	2nd	8'2" x 8'7"
Bedroom	2nd	9'2" x 15'8"
Bedroom	2nd	8'0" x 15'2"
Full Bath (4 Pc)	2nd	9'2" x 5'0"
Family Room	Basement	11'5" x 21'0"
Utility/Laundry	Basement	9'0" x 26'5"
Storage Room	Basement	7'2" x 16'11"

### Property Information:

- 2025 Property Taxes: \$3,605.26
- Closing Date: TBD
- \$126 - road maintenance, road snow removal, lawn mowing

### Approx Monthly Utility Costs:

- Water: \$45
- Gas: \$45
- Hydro: \$115

### Property Highlights:

#### 2021

- Laminate floors - main floor

#### 2024

- Laminate floors - upstairs

#### 2025

- Furnace & A/C installed Sept 2025
- HWT (Owned) installed Sept 2025

#### 2026

- New basement carpet
- Home freshly painted

