



151 KINROSS PVT

MORGAN'S GRANT

Welcome to this beautifully maintained 3 bedroom, 1.5 bath townhouse located in the heart of Morgan's Grant; one of Kanata's most sought-after, family-friendly communities. This inviting home offers a bright and modern feel while maintaining a classic, well-defined layout. The main floor features a welcoming foyer, a spacious living room with large windows that flood the home with natural light, and a separate dining area perfect for hosting family meals or gatherings. The kitchen offers ample cabinetry, countertop space, and a bright eat-in area. Upstairs, you'll find three generous bedrooms, including a comfortable primary suite with great closet space, along with a stylishly updated full bathroom. The lower level provides a cozy rec room; ideal for a home office, playroom, or media space, along with plenty of storage. Outside, enjoy a low maintenance yard perfect for relaxing, plus convenient driveway and garage parking. Situated close to top-rated schools, parks, walking trails, shopping, and Kanata's tech hub, this home offers both lifestyle and location. Bright, modern, and move-in ready, this lovely townhouse is the perfect place to call home.

Property Type: 2 storey row

Bedrooms: 3

Bathrooms: 2



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MARLAND TEAM
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ROOMS	LEVELS	DIMENSIONS
Foyer	Main	6'0" x 5'8"
Dining Room	Main	8'9" x 10'2"
Living Room	Main	10'6" x 15'1"
Kitchen	Main	8'4" x 16'6"
Powder Room	Main	4'6" x 5'0"
Primary Bedroom	2nd	18'10" x 14'10"
Walk-In Closet	2nd	5'6" x 5'8"
Bedroom	2nd	9'3" x 15'4"
Bedroom	2nd	9'4" x 12'8"
Full Bath (4 Pc)	2nd	9'2" x 5'0"
Rec Room	Basement	18'10" x 15'1"
Laundry Room	Basement	8'4" x 4'2"
Utility Room	Basement	18'10" x 14'6"

Property Information:

- 2025 Property Taxes: \$3625.94
- Association Fee: \$840 yearly
- Lot Size: 20.01ft x 102.36ft

Approx Monthly Utility Costs:

- Water: \$140/2 mos
- Gas: \$102
- Hydro: \$105

Neighbourhood Highlights:

- Great schools within walking distance, including Jack Donohue Public School, South March Public School, and French public École Élémentaire Publique Julie-Payette.
- Near shopping, parks, trails, and outdoor recreation including the South March Highlands Conservation Forest, playgrounds, outdoor rinks, baseball diamonds, tennis courts. and the Richcraft Recreation Complex

