

Welcome to 47 Sheldrake Dr



Lisa Fitzpatrick
Real Estate



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47 Sheldrake Dr Kanata, ON



Located in the family-friendly neighborhood of Glen Cairn, this impeccable bungalow offers the perfect blend of comfort and convenience. The main floor features three bedrooms and an updated 4-piece bathroom, with laminate flooring throughout the bright living room and spacious primary bedroom. Updated kitchen (2020) offers modern appliances and ample storage.

A patio door from the second bedroom leads to the fully fenced backyard, with no rear neighbors. Outdoor space includes a deck (2020), interlock patio, outdoor lighting, and a convenient storage shed.

The lower level is fully finished with a 3-piece bathroom (2021) and new carpeting (2024). Key updates include a roof (2022), furnace, AC, and humidifier (2017), updated windows and exterior doors (2024), and eavestroughs with leaf guards (2020). Fresh paint throughout adds to the move-in-ready appeal. Walking distance to elementary schools, parks, and the scenic Trans Canada Trail, this home is ideally situated for an active family, empty nester, or investor.

Noteworthy: Reliant HWT rental \$21.35, furnace & AC maintained annually with Francis, hydro \$105.74 monthly, water (2 months) \$127.47 Natural gas \$55.93 monthly

Lot Size: 34.96 ft x 99.89 ft

Heat/Cooling: Forced Air Natural Gas
Central AC

Bedrooms: 3 **Bathrooms:** 2.

Taxes: 2024 / \$3085.59

Inclusions: 2 Refrigerators, stove, hood fan, washer, dishwasher, freezer, all light fixtures, all drapery and drapery hardware, storage shed's

Exclusions: awning

Rentals: Hot water tank

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