

# Welcome to 628 Silver Spruce Way



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628 Silver Spruce Way Kanata, ON



This spacious and well-designed home offers a main floor that boasts 9-foot ceilings, a bright living/dining room, a cozy family room with natural gas fireplace. The chef's kitchen is a highlight, complete with stainless steel appliances, island with breakfast bar, a walk-in pantry, and ample quartz counter space. Den, powder room and laundry add functionality to the main level.

Second level offers 4 bedrooms plus a loft, perfect for a home office or additional living space. The primary bedroom features two walk-in closets and a private 5-piece ensuite.

The fully finished walkout lower level includes a full bathroom, providing great potential for a guest suite or recreation area. The backyard is designed for low maintenance, featuring artificial turf and full fencing. A perfect blend of comfort and style in a family-friendly setting!

Tenant pay utilities: heat hydro, water, phone, cable

Tenant to provide rental application, ID, Letter of employment, paystubs, credit report

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**Heat/Cooling:** Forced Air Natural Gas  
Central AC

Bedrooms: 4 Bathrooms: 4  
Main Floor Den  
Second Level Loft  
Walkout Basement

**Inclusions:** Refrigerators, stove, hood fan, washer, dishwasher, drapery hardware

**Exclusions:** Personal belonging, drapery

**Rentals:** Hot water heater

**Lot Size:** 32.32 x 82.83 x 101.68 x 125.55 feet

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