



Bel Air Heights 1317 HEATHER WAY

A hidden gem in popular Bel-Air Heights, an ideal neighbourhood for family living.

Meticulously cared for, this charming red brick bungalow is well positioned on a quiet, tree-lined cul-de-sac, presenting the perfect setting for raising a family or enjoying retirement amidst welcoming neighbours and a strong sense of community. This prime location boasts abundant green space and connectivity; mere steps away from the NCC's Experimental Farm pathway system where you can easily enjoy nature and explore the city. Conveniently close to Agincourt Public School, beautiful parks, shopping at College Square, as well as ready access to transit, the upcoming LRT, Algonquin Park & Ride, and the 417, making commuting a breeze.

Set on an expansive pie-shaped lot, this quality-built Campeau home is surrounded by flourishing greenery including well established perennial gardens. The sprawling south-east facing backyard is partially fenced, with mature hedging providing additional natural privacy—an ideal space for gatherings with family and friends. A delightful deck offers the perfect retreat for morning coffee. A shed provides additional storage.

As you enter the home, the interior is flooded with an abundance of natural light. The inviting living room is highlighted with its expansive picture window and charming wood burning fireplace that serves as the focal point of the room. The home's natural light extends to the adjoining dining room, offering an intimate and comfortable setting for both formal and casual meals. The updated kitchen boasts a beautiful ensemble of warm cabinetry, including a wall of pantry cupboards with pull out shelving, ensuring ample storage. The adjacent rear porch and yard are conveniently accessible from the kitchen. A pleasantly surprisingly spacious hallway, replete with storage closets, guides you to a bright primary bedroom and two additional sun-filled bedrooms. The recently renovated 4-piece bath completes this space. Lovely hardwood flooring dominates the main level.

The lower level offers impressive space and versatility, full of possibilities to tailor to your preferences. Here, a spacious family room with gas fireplace and 2 additional bedrooms that could easily function as home offices or adaptable workout/flex space await. An expansive 4-piece bathroom offers an ideal space to create a spa-like retreat. Ample storage and utility areas round out this floor. Welcome home!





1317 Heather Way

BEL-AIR HEIGHTS



INCLUSIONS:

- Refrigerator
- Stove
- Dishwasher
- Washer & Dryer
- Freezer

Cooling: Central Air

Rental Equipment:

Hot Water Tank

Parking: Surfaced driveway parking for 4 vehicles.

HOME

IMPROVEMENTS:

- 2019: A/C
- 2018: Furnace
- 2013: Roof

Year Built: 1959 approx.

Lot Size:

37.75 ft FR x 109.68 ft D
(pie-shaped lot)

2023 Property Taxes:

\$5,321.59
[Estimated as per the City of Ottawa Tax Estimator]

Heating: Forced Air
Natural Gas

LEVELS	ROOMS	DIMENSIONS
Main	Foyer	
Main	Living Room	17'1" x 11'10"
Main	Dining Room	12'10" x 11'10"
Main	Kitchen	12'4" x 9'10"
Main	4 Piece Bathroom	8'9" x 5'0"
Main	Primary Bedroom	12'4" x 12'10"
Main	Bedroom 2	10'10" x 9'8"
Main	Bedroom 3	10'10" x 8'4"
Lower	Family Room	20'5" x 18'0"
Lower	Bedroom 4	15'3" x 8'0"
Lower	Bedroom 5	11'10" x 10'0"
Lower	4 Piece Bathroom	15'10" x 12'0"
Lower	Laundry	
Lower	Utility/Storage	

*Some Room Measurements +/- jogs.

Top 1% in Canada for Royal LePage



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SALES REPRESENTATIVE

Patrick Morris
BROKER

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