



Atta Vista
1944 FAIRBANKS AVE

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Impeccable Bungalow in Coveted Faircrest Heights | Alta Vista

Set on a quiet street in one of Ottawa's most desirable neighbourhoods, this pristine 3-bedroom bungalow offers refined living in the heart of Faircrest Heights—just minutes from CHEO, The Ottawa Hospital (General and Riverside campuses), top-rated schools, public transit, shopping, parks, and scenic trails for walking, cross-country skiing, and snowshoeing.

From the moment you arrive, this home exudes warmth and elegance. A curved driveway leads to manicured perennial gardens, a stone front façade, and a welcoming patio entrance. Inside, the home impresses with exceptional flow, hardwood and tile flooring throughout, and sun-filled spaces. A spacious foyer opens to the sunken living and dining room, where 9-ft ceilings, floor-to-ceiling windows, and terrace doors frame the lush backyard gardens. A gas fireplace anchors the space—adding ambiance and comfort to the open layout.

The bright, updated kitchen is a chef's delight with granite counters, pot drawers, under-cabinet lighting, excellent storage including a pantry with pull-out shelves, and a charming eating area bathed in southern light. Just off the kitchen, a sunlit den/solarium with a floor-to-ceiling bay window offers an inviting spot for morning coffee or an afternoon read.

A functional enclosed breezeway also connects the kitchen to the double garage and side yard—ideal as a mudroom or transition space year-round.

Down the hall, discover three well-proportioned bedrooms, including a generous primary suite with a walk-in closet and a spa-inspired ensuite featuring granite counters, a heated floor, oversized soaker tub, and separate shower. A stylish 4-piece main bath completes the bedroom wing.

The fully finished lower level provides versatile additional living space with newer laminate flooring and recessed lighting throughout. Enjoy a spacious family room with built-in shelving, a 3-piece bathroom, and a flexible area ideal for a hobby room, games space, or home gym. The laundry room includes cabinetry for storage, and there's also a utility room and additional crawlspace for even more storage solutions.

Step outside to a backyard sanctuary—fully hedged for privacy and beautifully landscaped with mature trees, perennial gardens, and stone patios and walkways. A Generac full-home generator adds peace of mind.

A lovingly maintained home in a neighbourhood known for its timeless appeal, strong sense of community, and quality of life in central Ottawa. ■

HOME IMPROVEMENTS:

2020:

- Basement renovation: levelled floor, new laminate flooring, baseboards, new toilet

2018:

- Full home automatic Generac generator system

2016:

- Central Air Conditioner

2015:

- Gas Furnace
- Hot Water Tank (owned)
- Window in Solarium/Den
- Basement Laundry room drain and cement floor

2010:

- Roof 30-year Shingles
- Irrigation System
- Kitchen Renovation

2006:

- Garden Doors in living/dining room
- Backyard Redesign: interlock patio, landscaping, new stairs, exterior electrical

2005:

- Hardwood Floors
- Central Vac System
- Renovated two main floor baths (including heated floor in ensuite)
- Enclosed side porch and new steps between garage and kitchen

INCLUSIONS:

- Refrigerator
- Cooktop & Wall Oven
- Microwave/Hood Fan
- Dishwasher
- Washer & Dryer
- Auto Garage Door Opener
- Central Vac System
- All Window Blinds
- Electronic Air Cleaner
- Portable Dehumidifier (connected to a drain pipe)
- Hot Water Tank
- Generac Generator
- Irrigation System
- Air Conditioner

EXCLUSIONS:

- Stand Up Freezer

Property Taxes:

\$7,316.49 [2025]

Heating: Forced Air/
Natural Gas

Cooling: Central Air

Alarm Monitoring:

Kodiak \$22.60/mth
including HST

Parking: Double

Attached Garage with
inside entry

Utility Costs:

Approx monthly costs:
Heat \$124; Hydro \$115;
Water \$108



LEVELS	ROOMS	DIMENSIONS
Main	Entry	8'8" x 6'2"
Main	Living / Dining Room	20'3" x 13'6"
Main	Kitchen	15'6" x 10'4"
Main	Solarium/Den	12'0" x 10'0"
Main	Primary Bedroom	13'4" x 11'6"
Main	4-Piece Ensuite Bathroom	12'3" x 9'5"
Main	Bedroom 2	11'1" x 10'11"
Main	Bedroom 3	8'2" x 8'0"
Main	4-Piece Bathroom	7'2" x 6'10"
Main	Mudroom	5'3" x 5'2"
Basement	Family Room	22'8" x 12'3"
Basement	Recreation Area / Flex Space	25'0" x 11'4"
Basement	3-Piece Bathroom	6'10" x 5'0"
Basement	Laundry	9'2" x 8'1"
Basement	Utility Room / Storage	





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