



*Glen Cairn*  
**12 BARRA AVENUE**

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## Backing Directly Onto Parkland in Glen Cairn

Backing directly onto a park in the established community of Glen Cairn, this well-maintained 4-bedroom single-family home offers a functional split-level design, many updates, and an ideal setting for family living. Located on a quiet, tree-lined street, residents enjoy access to parks, recreation facilities, schools, shopping, public transit, Highway 417, and Kanata's technology sector.

The fully fenced, west-facing rear yard is bordered by mature hedging for privacy and features a private gate with direct access to the park—an outstanding feature for young families. A spacious deck extends the outdoor living space, creating an ideal setting for outdoor dining, entertaining, or simply enjoying the sunny western exposure.

Inside, the home's split-level design creates a unique sense of openness and separation, with elegant black railings maintaining excellent sightlines between the living spaces. Bamboo hardwood flooring extends throughout the main and second levels, complemented by recessed lighting installed throughout the home.

The kitchen offers tile flooring, pantry storage, cabinetry extending to the ceiling, and a bright breakfast nook overlooking the front gardens. The adjoining dining area features patio door access to the rear deck and yard, creating an easy connection between indoor and outdoor living.

A few steps up, the vaulted living room is a standout feature, offering views over the dining area below and out to the park beyond. A wood-burning fireplace anchors the space, while large windows and the soaring ceiling enhance its bright, open feel. A powder room, inside access to the garage, and side-yard access complete this level.

Upstairs are three bedrooms, including a spacious primary bedroom with a wall of closets, along with a 4-piece bathroom. The fourth bedroom occupies its own level between the upper floor and basement and benefits from above-grade windows, making it equally suited as a guest room, home office, or teenager's retreat.

The finished basement provides valuable additional living space with a large recreation room ideal for family movie nights, games, a playroom, or home gym. A laundry area, utility room, and storage complete the lower level.

### HOME IMPROVEMENTS

#### 2024:

- Replaced A/C with Heat Pump
- Fence on north side

#### 2021:

- Hot Water Tank replaced (owned)
- Basement Renovation
- New Pot Lights & Light Fixtures

#### 2016:

- Roof Shingles

### UTILITIES (Approx.)

Gas: \$72/mth

Hydro: \$130/mth

Water/Sewer: \$80/mth

Year Built: 1982

Property Taxes:

\$4,248.81 [2026]

### INCLUSIONS:

- Fridge
- Stove
- Dishwasher
- Microwave/Hood Fan
- Washer & Dryer
- All Window Coverings where installed
- Auto Garage Door Opener
- Mini Fridge in basement

### EXCLUSIONS:

Two Wall Mounted Televisions and both Brackets

### Heating:

Forced Air/Natural Gas, Wood Fireplace

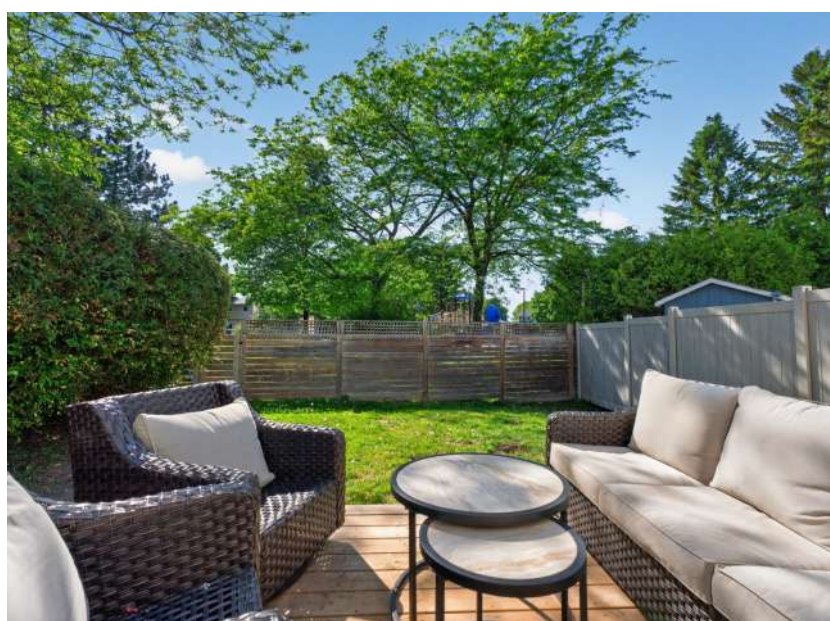
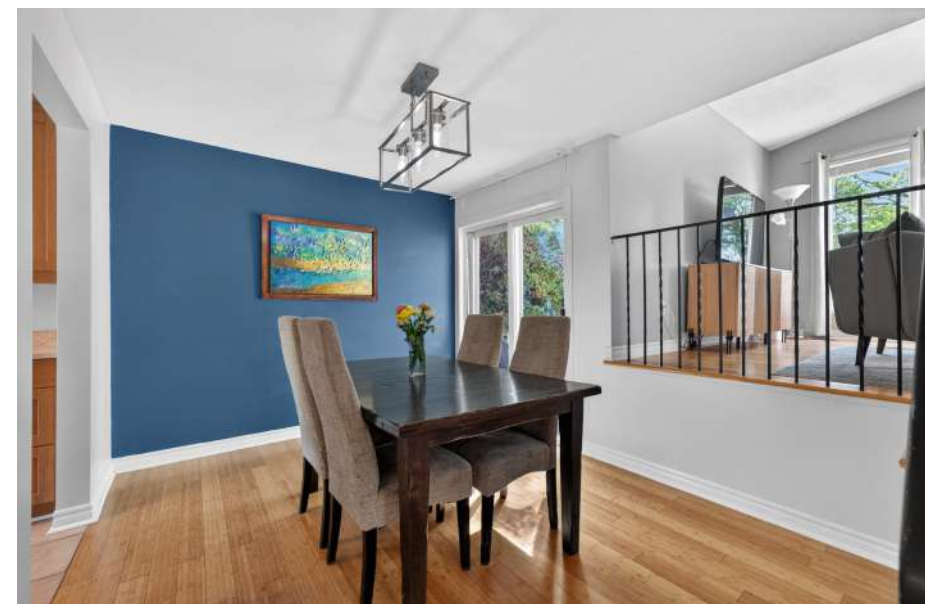
Cooling: Heat Pump (2024)

Parking: Single attached garage with inside entry plus 2 exterior spaces

### Lot Size:

35.49ft FR x 101.38ft D

LEVELS	ROOMS	DIMENSIONS
Main	Entry	6'8" x 5'4"
Main	Living Room	15'8" x 11'4"
Main	Dining Room	11'4" x 9'5"
Main	Kitchen	16'4" x 7'6"
Main	Powder Room	4'10" x 4'4"
Second	Primary Bedroom	16'7" x 11'5"
Second	Bedroom 2	10'3" x 9'6"
Second	Bedroom 3	9'5" x 9'2"
Second	4 Piece Bathroom	7'0" x 6'8"
Lower Level	Bedroom 4	14'8" x 10'9"
Basement	Recreation Room	18'8" x 12'7"
Basement	Laundry/Utility Room	11'4" x 6'7"
Basement	Storage Room	10'9" x 8'3"



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