



Katimavik
38 NAISMITH CRESCENT

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Walkout Living on a Quiet Katimavik Crescent

A quiet crescent, two elementary schools just steps away and a full walkout lower level — this Katimavik home checks some very important boxes for a growing family. Offering 3+1 bedrooms and 2.5 baths, the well-planned layout provides plenty of room to spread out, while the deep pie-shaped lot adds valuable outdoor space and privacy.

COMFORTABLE MAIN LEVEL LIVING: The main level opens to a generous living room with hardwood flooring, crown moulding and a large bay window. An open connection leads to the separate dining room, also finished in hardwood, with convenient access to the kitchen. The updated kitchen offers an impressive amount of cabinetry and counter space, granite counters, stainless steel appliances and a pantry with pull-out drawers. A corner fireplace adds character, while a large window brings in additional natural light. A powder room and inside access to the garage complete this level.

THREE BEDROOMS & AN UPDATED BATH: Upstairs are three well-proportioned bedrooms, all with laminate flooring. The primary bedroom features two windows, a full wall of PAX wardrobe storage and private access to the updated four-piece main bathroom. Two additional bedrooms complete the level, including one with decorative wainscoting.

FLEXIBLE WALKOUT LOWER LEVEL: The full walkout lower level adds tremendous versatility, with laminate flooring throughout and a generous family room filled with natural light from multiple windows and patio doors opening directly to the backyard. Built-in cabinetry adds useful storage, while a separate fourth bedroom with a full-size window, three-piece bathroom and kitchenette with sink, mini fridge and microwave creates excellent additional space for teens, guests or extended family. The refreshed laundry room is equally practical, with a folding counter and built-in hampers below.

A DEEP MATURE LOT: Outside, the fenced backyard is framed by mature trees and offers plenty of space for children, pets, gardening or outdoor seating.

CONNECTED KANATA LOCATION: Holy Redeemer and Castlefrank Elementary are literally around the corner, with neighbourhood parks and an extensive pathway network nearby. Kanata Centrum, the Canadian Tire Centre, Highway 417, shopping, dining and recreational amenities are all just minutes away.

NOTABLE UPDATES

- ➔2026: Driveway and front steps resurfaced with low-maintenance rubber paving (Rubacrete)
- ➔2024: Windows and exterior doors
- ➔2023: Laundry room updated
- ➔2022: Upper bathroom updated
- ➔2020: Roof shingles and gutter guards
- ➔2019: Powder room updated
- ➔2015: Kitchen updated



Heating: Forced Air/
Natural Gas Furnace
(2009)
Cooling: Central Air
Parking: Single Attached
Garage with inside entry
Lot Size:
52.36 ft FR x 100.20ft D
Irregular
Year Built: 1982
Rented Equipment:
Hot Water Tank
[Enercare \$29.23/mth]
Property Taxes:
\$4,802.46 [2026]

INCLUSIONS:

- Refrigerator
- Stove
- Hood Fan
- Dishwasher
- Washer & Dryer
- Window coverings where installed
- 4 Television Wall Mounts [Televisions excluded]
- PAX Wardrobes in Primary
- Basement Mini Fridge & Microwave

EXCLUSIONS:

- 4 Wall Mounted Televisions
- Google Doorbell [to be replaced with a standard doorbell]



Top 1% in Canada for Royal LePage



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*Some Room Measurements +/- jogs.

LEVELS	ROOMS	DIMENSIONS
Main	Living Room	19'5" x 10'5"
Main	Dining Room	11'4" x 9'5"
Main	Kitchen	18'5" x 11'4"
Main	Powder Room	
Second	Primary Bedroom	18'3" x 12'0"
Second	4 Piece Bathroom	
Second	Bedroom 2	14'8" x 9'1"
Second	Bedroom 3	11'5" x 8'9"
Lower	Family Room	17'9" x 11'5"
Lower	Kitchenette	5'8" x 4'9"
Lower	Bedroom 4	9'7" x 9'2"
Lower	3 Piece Bathroom	
Lower	Laundry Room	12'0" x 10'3"
Lower	Utility Room	

