



# 80 MCDERMOT CRT.



BEDROOMS

3



BATHROOMS

2



PARKING

2



Discover the comfort and convenience of this welcoming three bedroom two bathroom townhome in Katimavik. Tucked away in a quiet enclave with no through traffic, it offers a peaceful setting that is ideal for families, professionals or downsizers looking to rent in one of Kanata's most desired pockets. The property enjoys no direct rear neighbours and backs onto a lush greenspace, creating a private and tranquil backdrop for everyday living.

Step inside to a bright kitchen highlighted by a large bay window that bathes the room in natural light and provides a pleasant spot for casual meals or a morning coffee. The open concept living and dining area flows effortlessly for both daily living and entertaining and the wood burning fireplace adds warmth and charm, making the space feel cozy through the cooler months. The finished basement extends your living area with a versatile recreation room that can easily function as a playroom, home office, gym or media room along with a convenient powder room.

Located in the desirable Katimavik community, this home is close to well regarded schools, parks and all your daily amenities including shopping, dining and transit. With quick access to Highway 417, you will enjoy an easy commute and seamless connection to the rest of Ottawa. Rental of the home also includes two exclusive parking spots.



## DIMENSIONS

living room	17'1" x 10'
dining room	13'11" x 7'11"
kitchen	10'5" x 10'8"
primary bedroom	14'8" x 10'
bedroom	13'7" x 8'3"
bedroom	8'7" x 8'
full bathroom	8'3" x 4'1"
recreation room	15'9" x 13'11"
powder room	6'5" x 3'5"
utility room	17'2" x 10'

## INCLUSIONS

fridge, stove, microwave/hood fan, dishwasher, washer, dryer, chest freezer, all furniture on main and basement levels

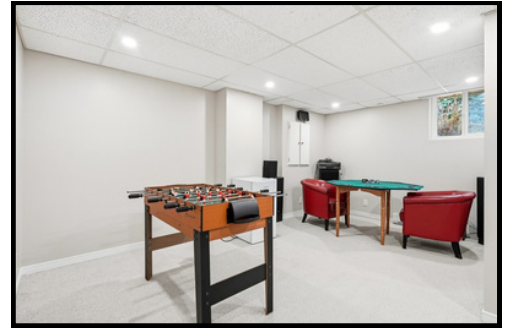
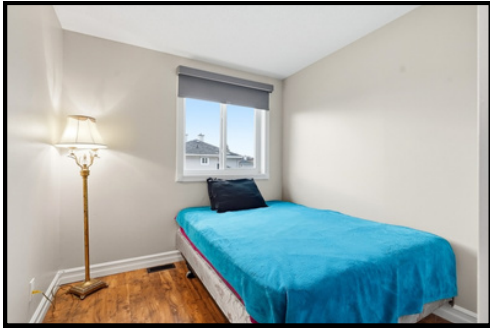
## EXCLUSIONS

bedroom furniture

## TENANT PAYS

hot water heater rental (\$26.50/mo)  
hydro (\$74/mo approx)  
water (\$50/mo approx)  
gas (\$40/mo approx)





# THE AREA

## Katimavik



WALK SCORE



TRANSIT SCORE



BIKE SCORE

Katimavik is a well-established neighborhood located in the heart of Kanata, just west of downtown Ottawa. Known for its mature trees, quiet streets and family-friendly atmosphere, Katimavik offers a comfortable suburban lifestyle with easy access to all the conveniences of city living.

The community features a wide variety of homes, including single-family houses, townhomes and semi-detached properties, many of which were built on large lots with generous yards. Residents appreciate the neighborhood's abundance of parks, walking trails and green spaces, such as Katimavik Park and the extensive Trans Canada Trail nearby. Shopping and dining are convenient with the Kanata Centrum Shopping Centre and Hazeldean Mall just minutes away, offering a mix of retail stores, restaurants and entertainment options.

Families are also drawn to the area for its selection of reputable schools and community-oriented amenities. With its balance of natural surroundings, local conveniences and strong sense of community, Katimavik remains one of Kanata's most desirable places to call home.



### SCHOOLS

GLEN CAIRN P.S.  
KATIMAVIK E.S.  
L.É.C. RPGER-SAINT-DENIS  
A.Y. JACKSON S.S.  
HOLY TRINITY CATHOLIC H.S.



### SHOPPING

COSTCO  
CANADIAN TIRE  
WALMART SUPERCENTRE  
FARMBOY  
HOME DEPOT



### ATTRACTIONS

TRANS CANADA TRAIL  
TAMBLYN PARK  
WALTER BAKER PARK  
TONY GRAHAM RECREATION COMPLEX  
OTTAWA PUBLIC LIBRARY