

FEATURED LISTING

Presented by: Erkan Tatar, HouseSigma Brokerage Inc



312 FIRESIDE DRIVE

<https://listings.nextdoorphotos.com/312firesidedrive>



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OTTAWA, ONTARIO

312 Fireside Drive - Ottawa, Ontario K0A 3M0



STUNNING HOME

3 BEDROOMS — 2 BATHROOMS — 1,947 SQFT

\$775,000

Welcome to 312 Fireside Drive,

A private family home set on approximately one acre in the sought-after Constance Bay community. Surrounded by mature trees and offering exceptional outdoor space, this 3-bedroom, 3-bathroom detached home combines country-style privacy with convenient access to recreation, trails and the Ottawa River lifestyle.

The main level offers a bright and welcoming layout with hardwood flooring, a formal dining area filled with natural light, and a spacious kitchen featuring granite countertops, renovated cabinetry and a large centre island. The kitchen opens to a comfortable family room anchored by a wood-burning fireplace—an inviting space for everyday living and entertaining.

Upstairs, three bedrooms provide comfortable accommodation for the family.

The finished lower level adds valuable additional living space, including a recreation room that can be used for movie nights, a games area, home office, gym or family retreat. Step outside and enjoy the privacy of the large treed property.

The backyard features, expansive deck and landscaped outdoor areas, creating an excellent setting for summer entertaining and family enjoyment. The property also offers an attached 2-car garage and generous driveway parking. Additional features include natural-gas forced-air heating, central air conditioning, private well and septic system, and a concrete foundation.

Located only minutes from Constance Bay beaches, walking trails, snowmobile trails and outdoor recreation, this property offers space and privacy while remaining within easy reach of Kanata and Ottawa. A wonderful opportunity for buyers looking for a spacious home, large lot and relaxed country lifestyle without giving up access to city amenities.

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AMAZING FEATURES

PRIVATE ONE-ACRE SETTING

Enjoy space, privacy and mature trees on an approximately one-acre property in sought-after Constance Bay. The expansive backyard, large deck, gazebo and natural surroundings create an ideal setting for outdoor entertaining, family activities and relaxed country living.

WARM & INVITING FAMILY HOME

The main level offers a bright and comfortable layout with hardwood flooring, a formal dining area, granite countertops and a spacious kitchen with centre island. The family room is anchored by a wood-burning fireplace, creating a welcoming space for everyday living and entertaining.

SPACE TO GROW & EVERYDAY CONVENIENCE

Three bedrooms, two full bathrooms plus a main-floor powder room provide comfortable family living, while the partially finished lower level adds flexible recreation, office, gym or media space. An attached insulated two-car garage, generous driveway parking and an EV Car charger plug socket (240V) add practical convenience.

ADDITIONAL FEATURES

- Granite kitchen countertops
- Large centre island
- Wood-burning fireplace
- Renovated second-floor bathrooms
- Hardwood flooring
- Partially finished basement / recreation space
- Insulated attached 2-car garage

Check the details and floor plans with the following QR Code.



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PRESENTED BY _____

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