

WELCOME TO...

32C Black Forest Ln

Welcome home to this spacious townhome tucked away on a quiet cul-de-sac in Ottawa's sought-after Bells Corners. Ideally located minutes from DND headquarters, Kanata's tech hub, public transit, and local amenities, this location is hard to beat. The main level features a bright living room with a cozy electric fireplace, a dedicated dining area, a functional kitchen with rich cabinet storage, and a 2-piece powder room.

Upstairs, discover three generous bedrooms, including a primary suite with wall-to-wall closets and a private enclosed balcony. A full bath with double vanity completes the level. Outside, enjoy a private backyard for relaxing or entertaining. With an attached garage, extra driveway parking, and an unfinished basement ready for your custom touch, this home has it all.

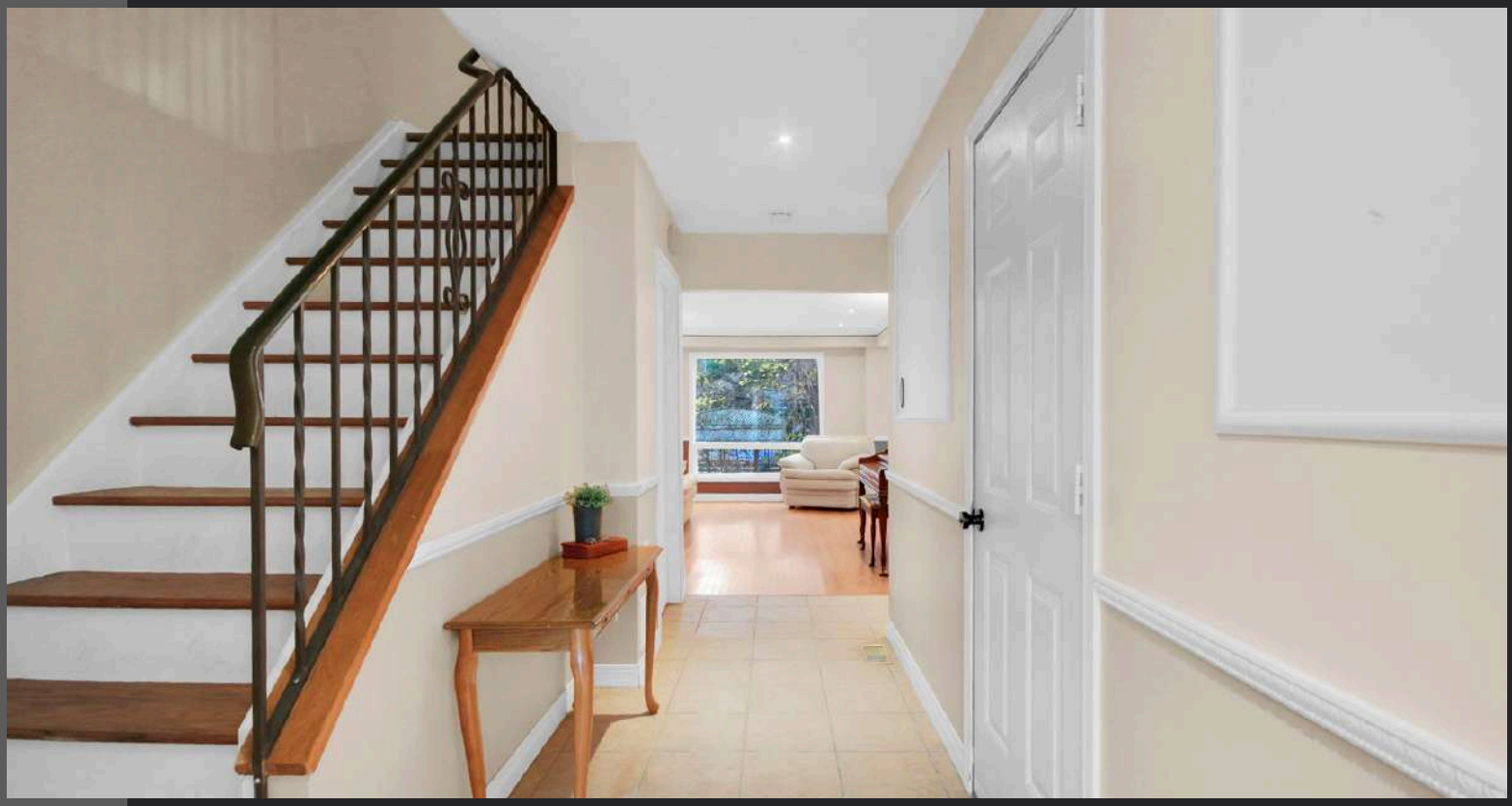


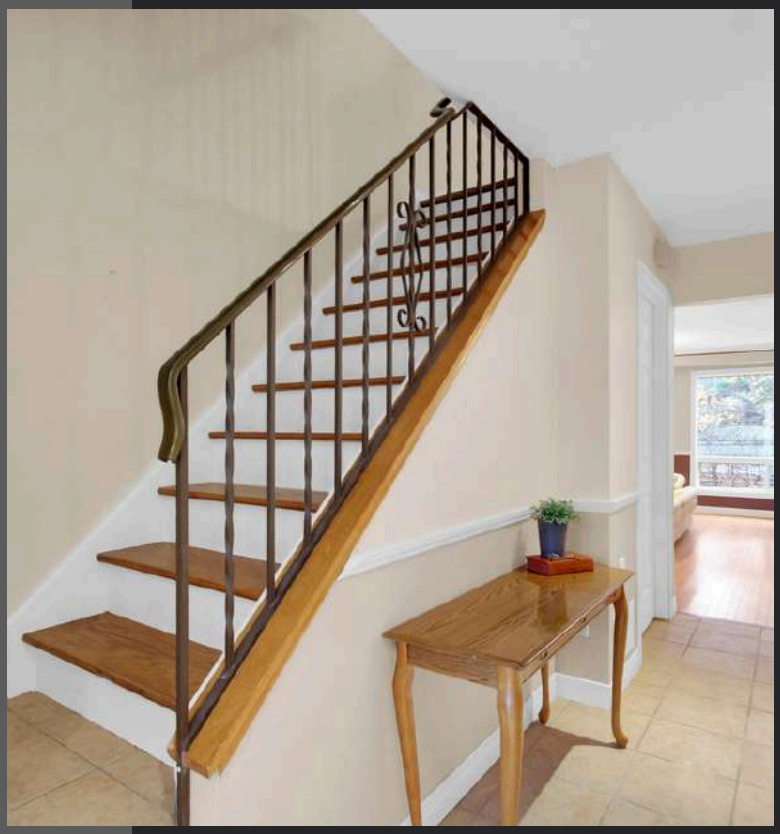
3 Bedrooms

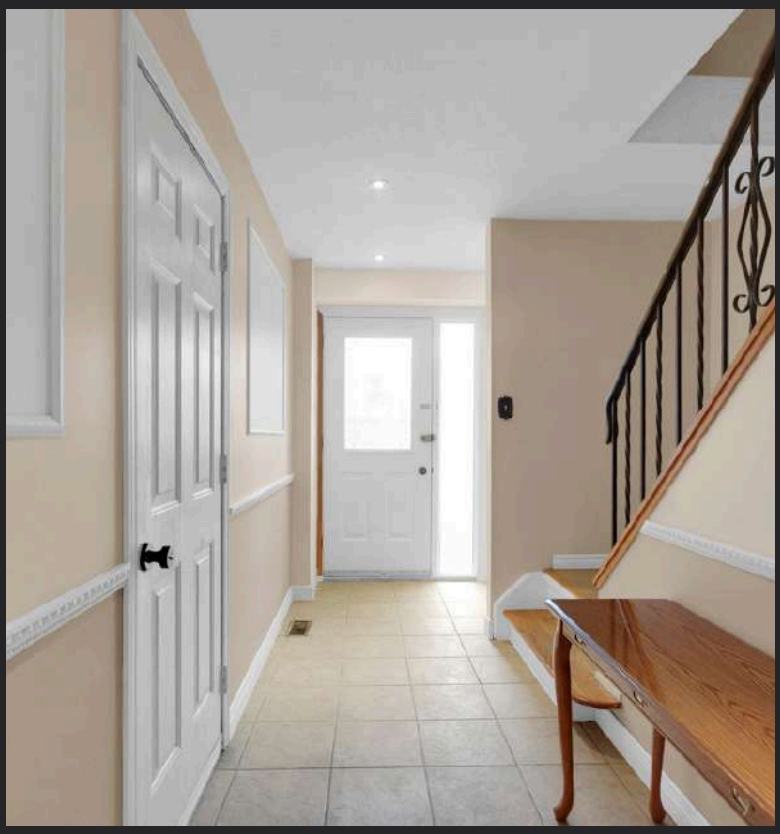
2 Bathrooms

1 Car Garage

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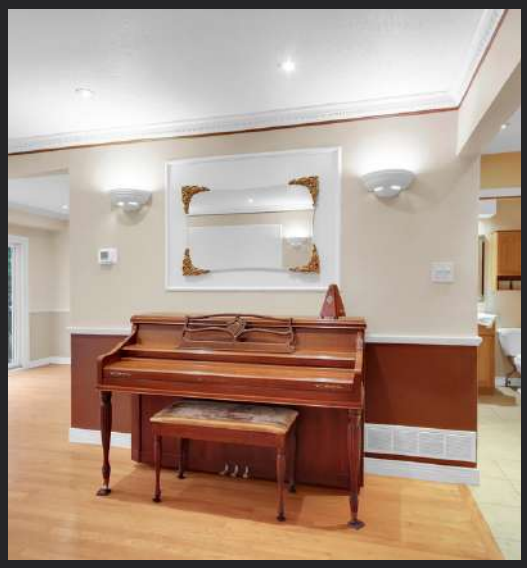


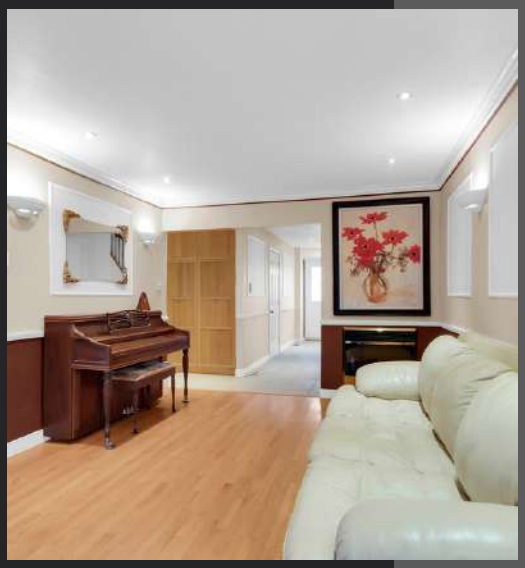
FOYER

The welcoming main-floor entrance features direct interior access to the attached single-car garage, providing year-round convenience and protection from the elements. Mirrored closet doors enhance natural light while keeping outerwear and shoes neatly concealed.



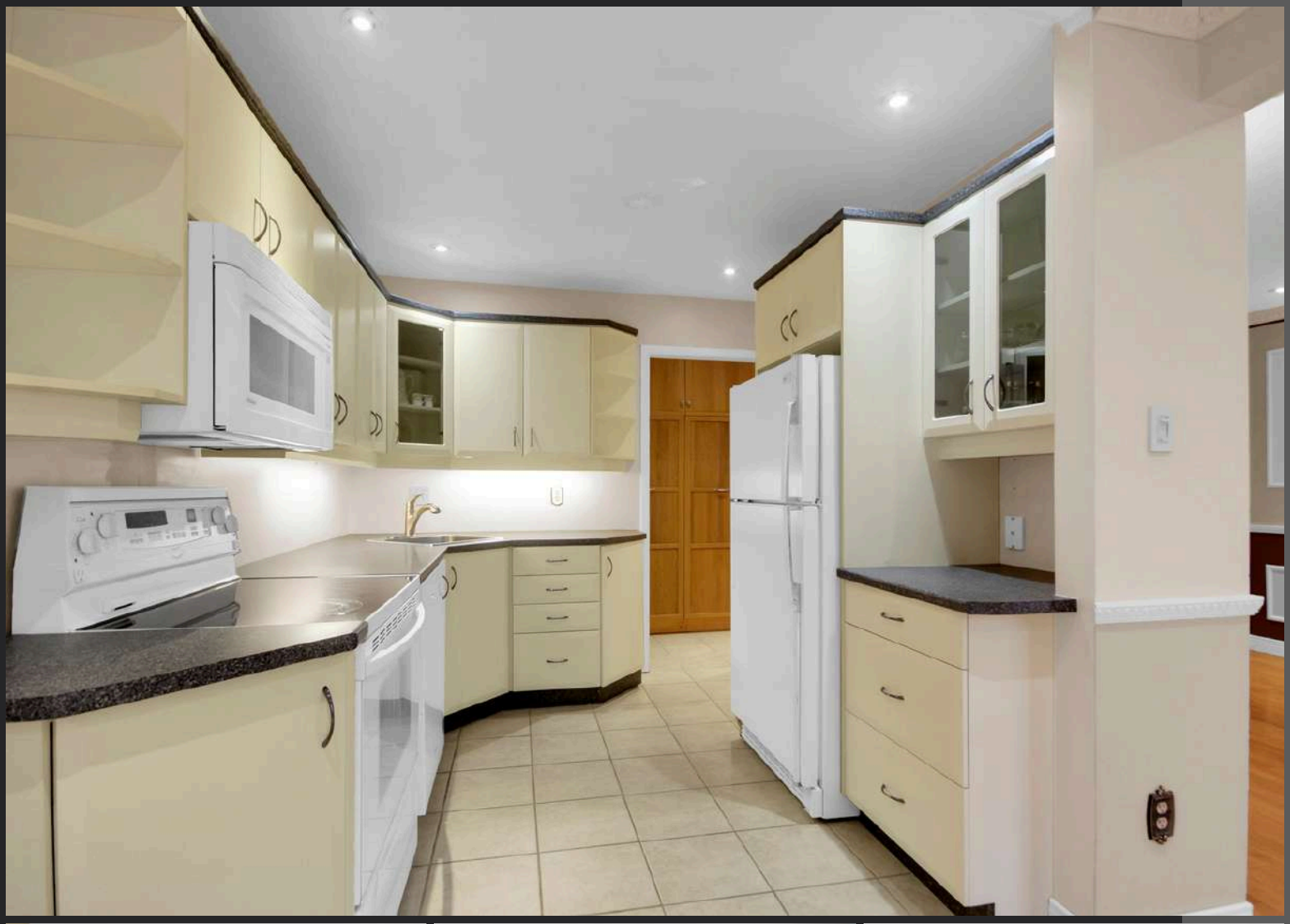


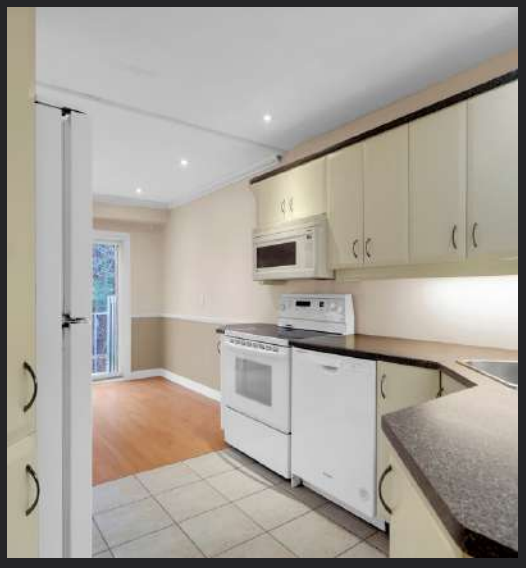




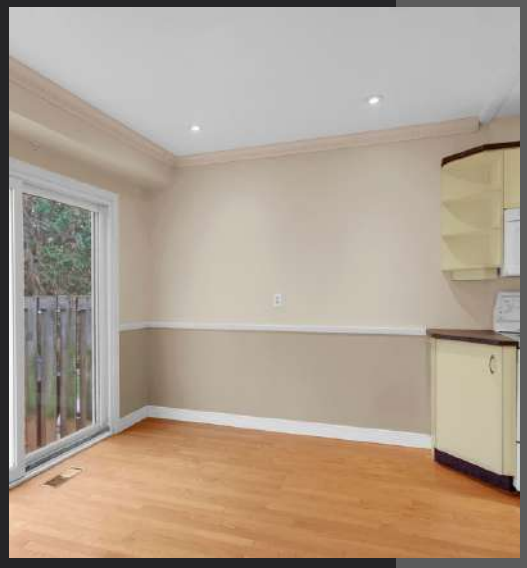
LIVING ROOM

A bright and inviting space designed for everyday relaxation and seamless entertaining. Highlighted by a cozy electric fireplace that creates an instant focal point, the living room offers a spacious layout with excellent natural light and an effortless flow directly into the dining room and kitchen.



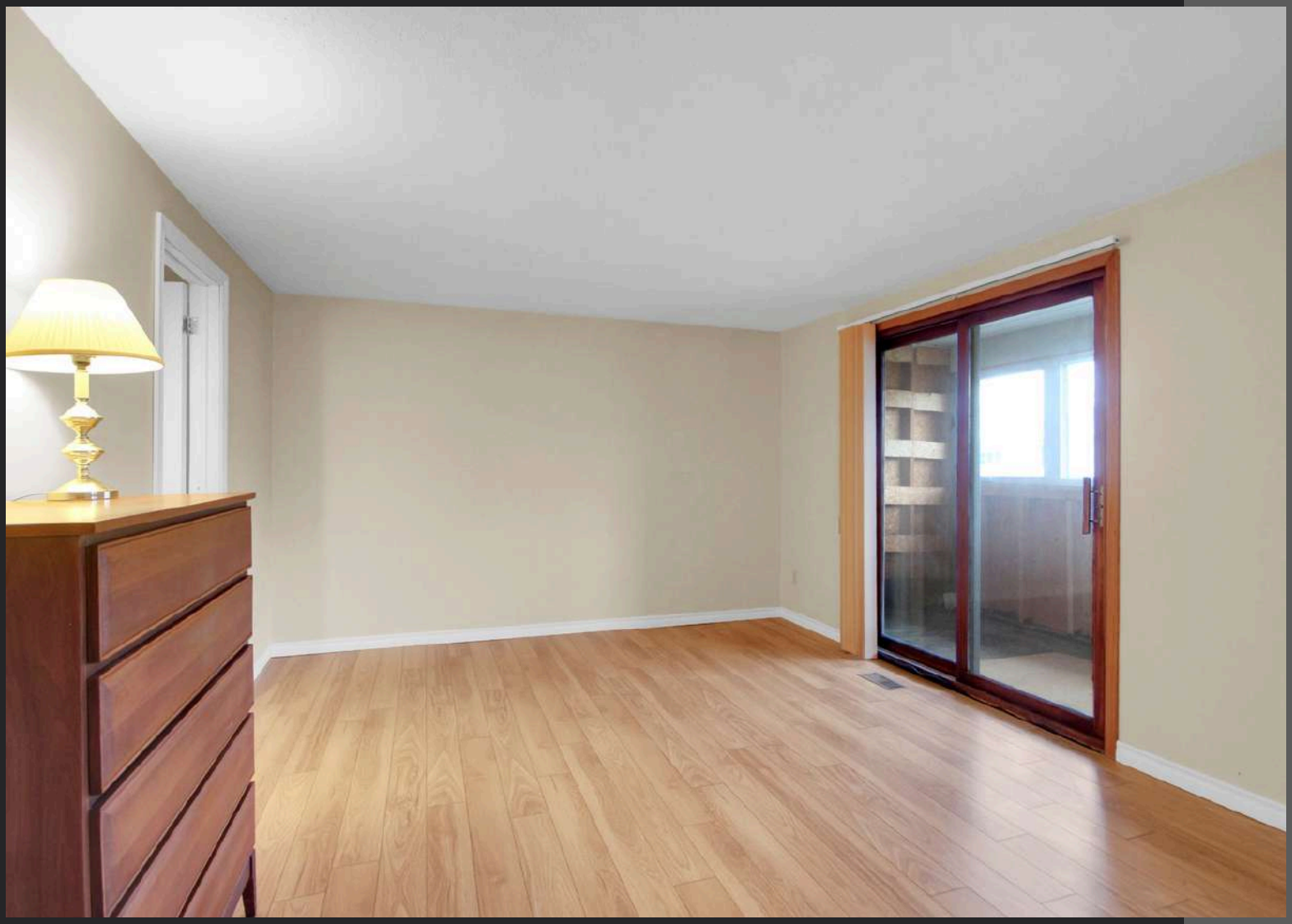


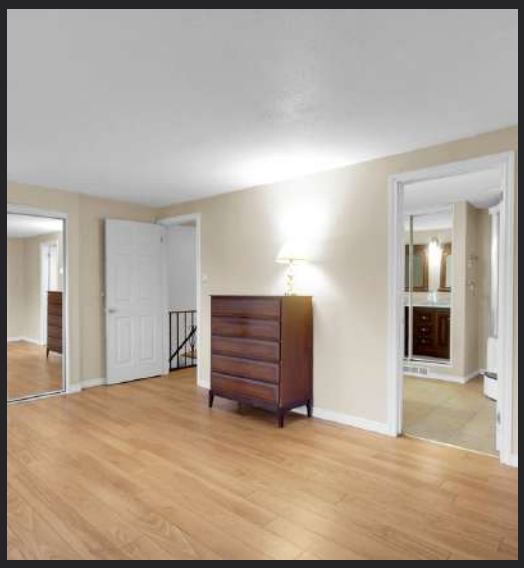




KITCHEN & DINING ROOM

The functional kitchen boasts abundant cabinet storage and counter space to keep everything neatly organized. It flows naturally into the dedicated dining area, creating a cohesive, bright space for family meals and gatherings. This area also offers direct access to your private backyard and is just steps from the convenient main-level powder room.



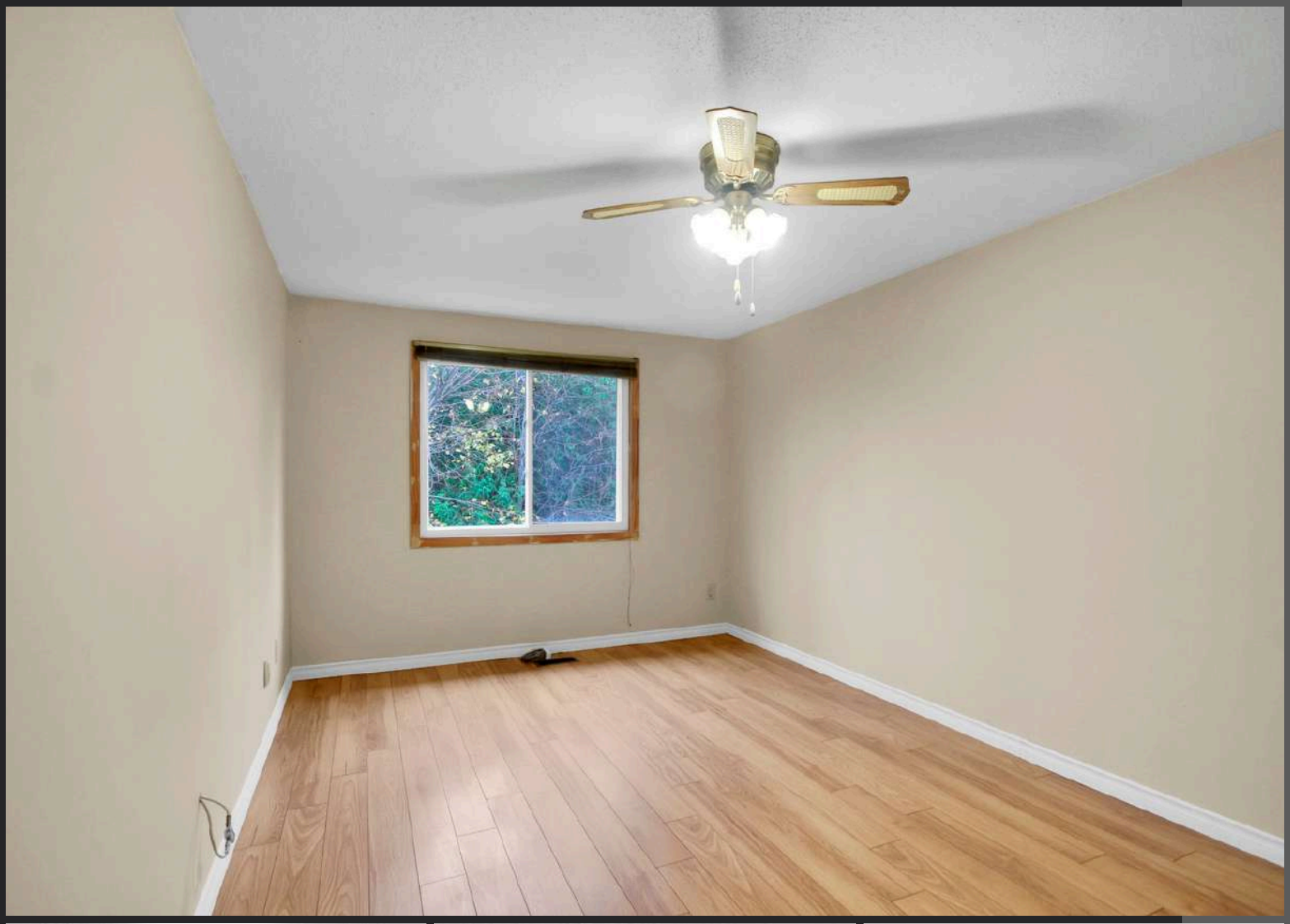


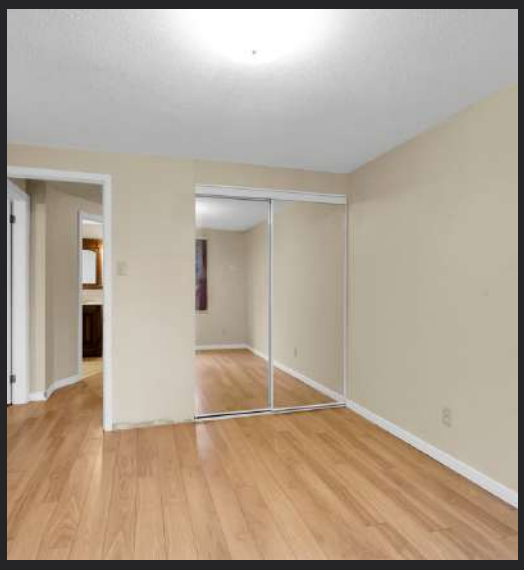




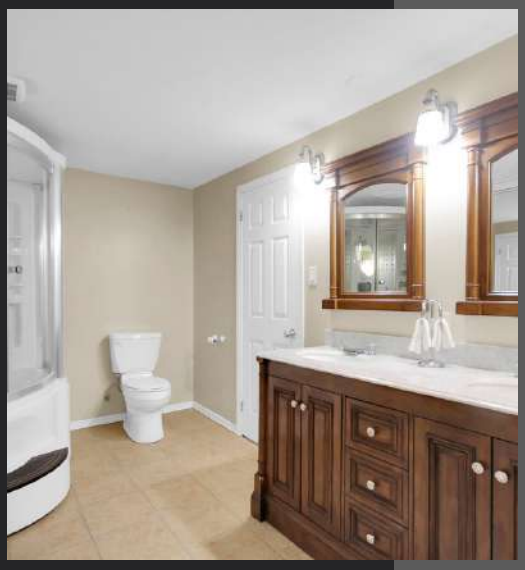
PRIMARY BEDRROM

A spacious retreat featuring wall-to-wall closets and direct access to a private enclosed balcony. Enjoy the added luxury of dual access to the full bathroom—with its own dedicated private door.









SECONDARY BEDROOMS & BATHROOM

Two generously sized bedrooms offer versatile space for family, guests, or a home office, sharing a large full bathroom highlighted by a double vanity with dual sinks, a jetted shower, and dual-door access from both the hallway and the primary bedroom.



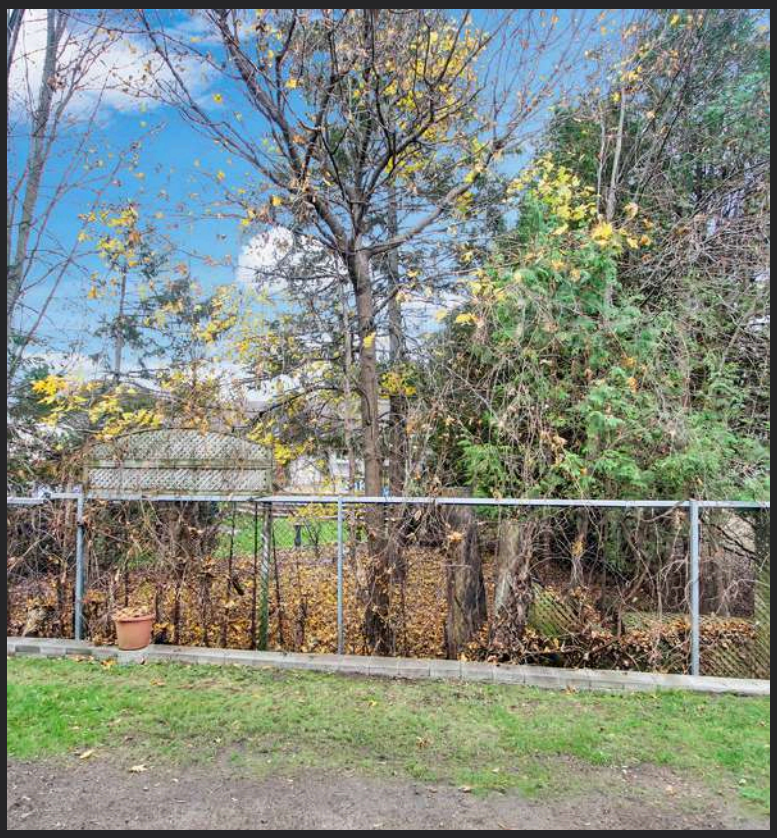


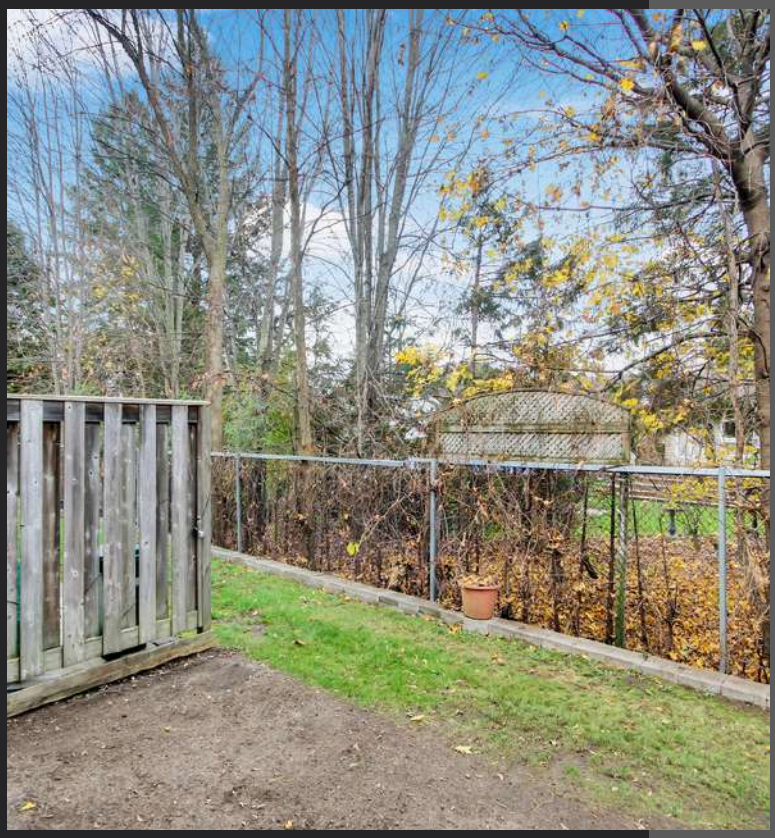


BASEMENT

An unspoiled, full-sized basement offering a clean slate and abundant space to customize to your needs—whether you envision a family recreation room, home gym, private office, or extra storage.







OUTDOOR SPACE

A private backyard retreat offering space to relax, garden, or entertain guests. Situated on a quiet cul-de-sac with an attached single-car garage and additional driveway parking, it combines outdoor enjoyment with everyday convenience.



Have A Real Estate Question?

We're here to help. Call us at 613.324.3307 or email Andrew@BethandAndrew.ca

IT'S ALL IN THE DETAILS

3 Bedrooms

2 Bathrooms

1 Car Garage

Property Type: Condo Townhouse

Year Built: 1975

Basement: Full | Unfinished

Neighbourhood: Bells Corners

A/C: Central Air

Heating: Gas/Forced Air

 # Fireplaces/Fuel: 1/Electric

Taxes/Year: $2913.05/2026

Utilities:

- Heat approx.: $80/month
- Hydro approx.: $82/month

Maintenance fee: $631.84/month
Included in fees: water, common elements & parking.

Inclusions: Stove, Dishwasher, Fridge, Freezer, Hood Fan / Microwave, All Window Blinds, All Light Fixtures, Garage Door Opener & Remotes, Washer, Dryer, Central-Vac. (All chattels in AS IS condition.)

Rental Items:

- Hot Water Tank (Reliance ~$34.17/month)

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 18 recreation facilities within a 20 minute walk from this address.



Arnold Park
46 Arnold Dr

3 mins

Arbeatha Park
105 Arbeatha St

5 mins

NCC Aubrey Moodie Park
595 Moodie Dr

3 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	1 Track
3 Rinks	1 Community Centre
3 Basketball Courts	1 Splash Pad
2 Ball Diamonds	2 Sports Courts
10 Sports Fields	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest rail transit stop is only 7.2 km away, and the nearest street transit stop is a 1 minute walk away.

Nearest Rail Transit Stop
Fallowfield

Nearest Street Level Transit Stop
Old Richmond At Moodie

1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 5km.

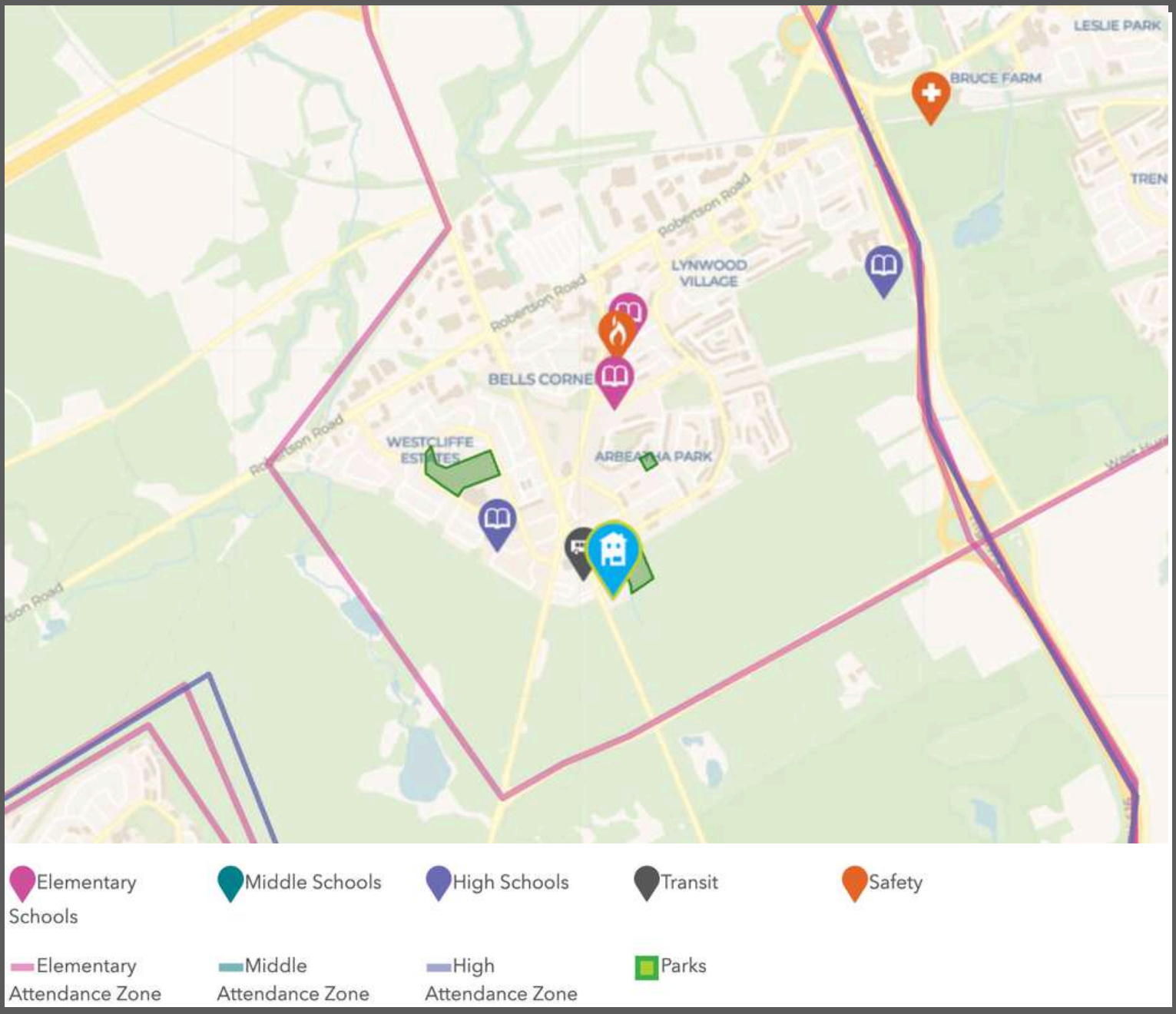
Queensway Carleton Hospital
3045 Baseline Rd

Fire Station
3845 Old Richmond Road

Police Station
1921 Provincial Police Lane

32C Black Forest Ln
Bells Corners

MAP OUT THE NEIGHBOURHOOD



32C Black Forest Ln

Bells Corners

SCHOOL REPORT

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Bells Corners PS
Designated Catchment School
Grades PK to 6
3770 Old Richmond Rd

Bell HS
Designated Catchment School
Grades 7 to 12
40 Cassidy Rd

Lakeview PS
Designated Catchment School
Grades PK to 6
35 Corkstown Rd

ÉÉP Mamawi
Designated Catchment School
Grades PK to 6
20 Harrison St

ÉESP Maurice-Lapointe
Designated Catchment School
Grades PK to 12
17 Bridgestone Dr

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Crystal Bay Centre for Special Education
Designated Catchment School
Grades PK to 8
31 Moodie Dr

Mindware Academy
Grades 1 to 8
985 Pinecrest Rd

CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

Collège catholique Franco-Ouest
Designated Catchment School
Grades 7 to 12
411 Seyton Dr

Our Lady of Peace School
Designated Catchment School
Grades PK to 6
3877 Old Richmond Rd

ÉÉC Elisabeth-Bruyère
Designated Catchment School
Grades PK to 6
100 Stonehaven Dr

St. Paul HS
Designated Catchment School
Grades 7 to 12
2675 Draper Ave

PRIVATE SCHOOLS

The private schools nearest you are:

Tarbiyah Learning
Grades PK to 8
3990 Old Richmond Rd

Blue Sky School
Grades 4 to 12
95 Denzil Doyle Ct

Académie de la Capitale
Grades PK to 12
3448 Richmond Rd

Al-Furqan School
Grades 5 to 8
2825 Dumaurier Ave

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