

WELCOME TO...

66 Beaufort Drive

Welcome to this spacious back split in the highly sought-after community of Katimavik, perfectly positioned facing a beautiful greenspace. Offering 4 bedrooms, 3 bathrooms, and a bright, thoughtfully designed layout, this inviting home features generous living spaces, a cozy wood-burning fireplace, and a private backyard complete with an expansive deck surrounded by mature hedges.

Thoughtfully maintained with updated windows, architectural shingles (2013), and a rear deck completed in 2017, this home is ideally located close to schools, parks, recreation, shopping, public transit, and Hwy 417. Combining space, comfort, privacy, and an exceptional location, it's the perfect place to call home.



4 Bedrooms

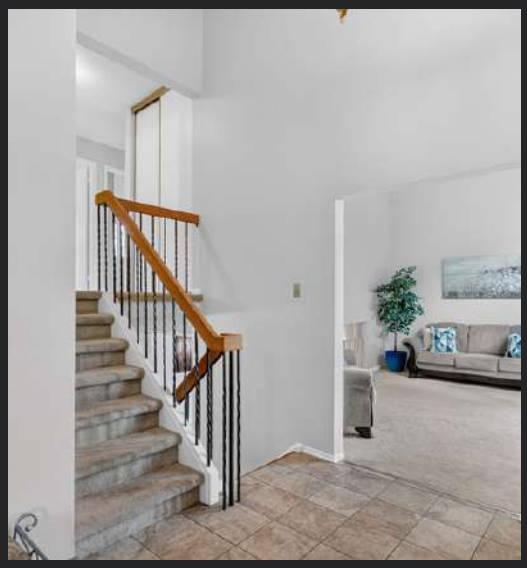
3 Bathrooms

2 Car Garage

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WELCOME HOME

Step into a welcoming foyer with convenient access to the double attached garage. The sun-filled living room immediately impresses with soaring vaulted ceilings, oversized windows, and an abundance of natural light, creating a bright, open, and inviting space to relax or entertain.





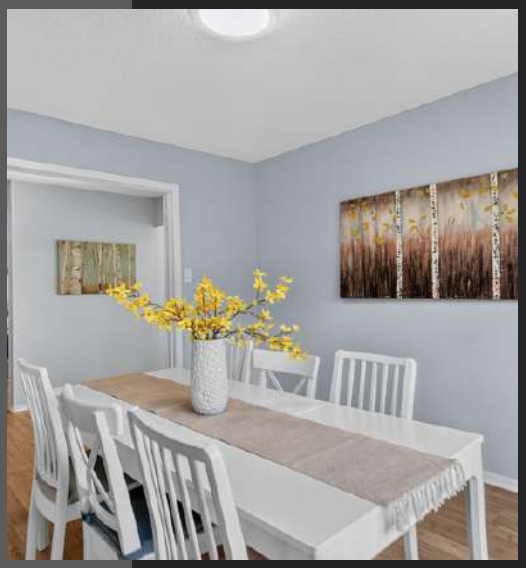




BRIGHT FUNCTIONAL KITCHEN

The bright eat-in kitchen is surrounded by side and rear windows, filling the space with natural light and offering picturesque views of the private backyard. Thoughtfully designed with ample cabinetry and seamless flow to the dining and family rooms, it's the perfect space for everyday living.







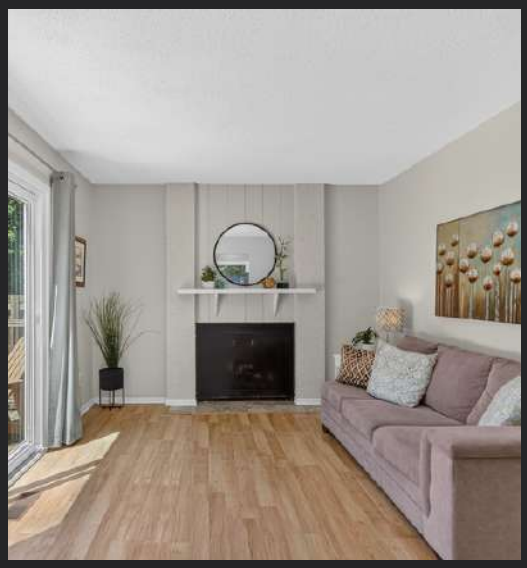


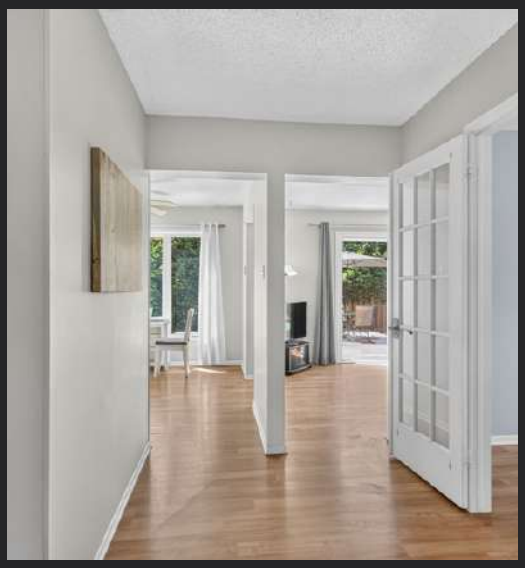
FORMAL DINING ROOM

The formal dining room provides an inviting setting for family meals and entertaining, enhanced by elegant French doors and a seamless connection to the kitchen and family room. Its thoughtful layout makes hosting both everyday dinners and special occasions effortless.



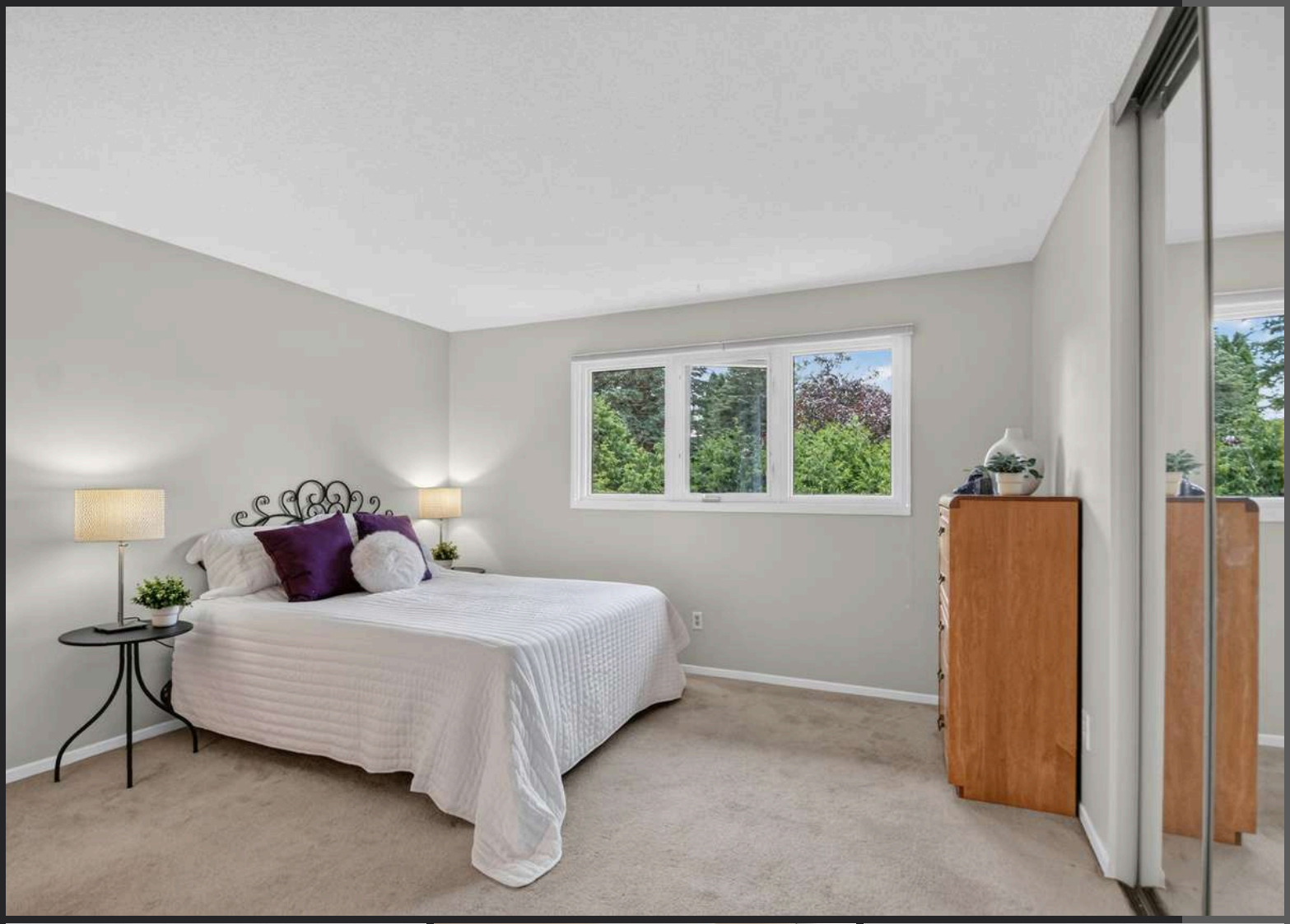






WARM & INVITING FAMILY ROOM

The welcoming family room offers the perfect place to gather, featuring a cozy wood-burning fireplace and patio doors leading to the expansive rear deck. Seamlessly connected to the dining room and kitchen, this comfortable space is ideal for everyday living and creating lasting memories.









PEACEFUL PRIMARY RETREAT

The spacious primary bedroom offers a comfortable retreat, complete with dual closets and a convenient two-piece ensuite. Filled with natural light, and overlooking the rear yard, this inviting space provides the perfect place to relax and unwind at the end of the day.







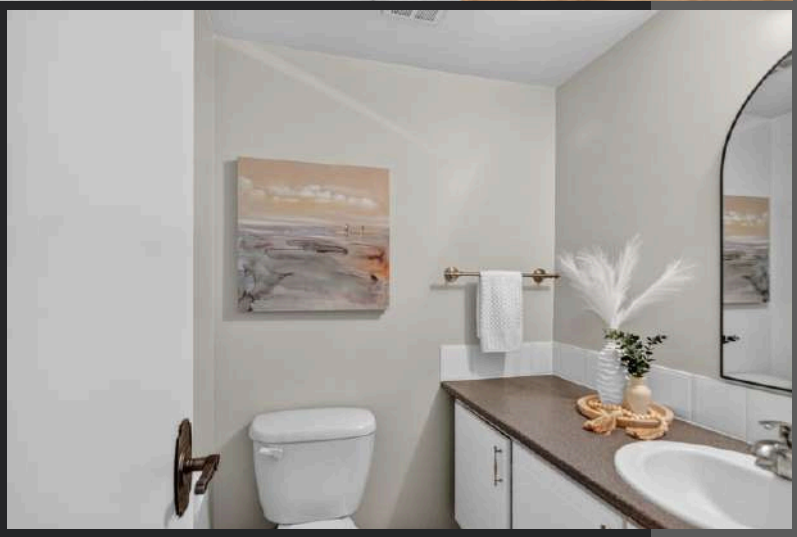


SECONDARY BEDROOMS

Two additional generously sized secondary bedrooms and a well-appointed full bathroom complete the upper level, providing comfortable accommodations for family members, guests, or a home office. Bright and versatile, these spaces are designed to suit a variety of lifestyles.







ADDED CONVENIENCE

Designed for everyday functionality, the main level also features a convenient 2-piece bathroom and a dedicated laundry room with direct access to the side yard, making outdoor tasks and busy family routines effortless. With easy access to the backyard and lower level, this thoughtfully designed space enhances both daily living and outdoor enjoyment.



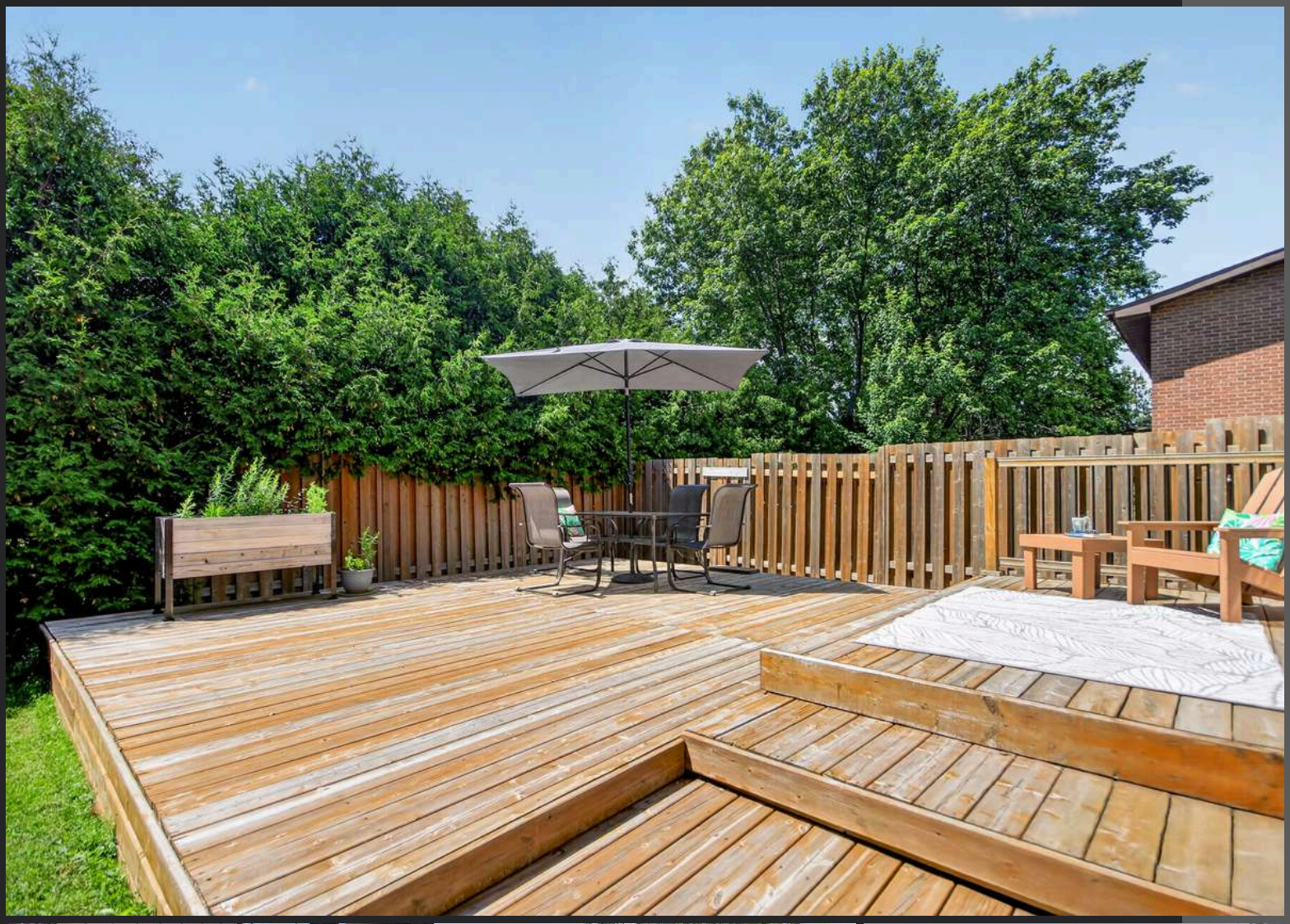






LOWER LEVELS

A few steps down, you'll find a versatile fourth bedroom, guest room or private home office, offering the perfect space for guests, remote work, or a growing family. The unspoiled basement provides endless potential to create a recreation room, home gym, workshop, hobby space, or additional storage, allowing you to customize the home to suit your lifestyle.



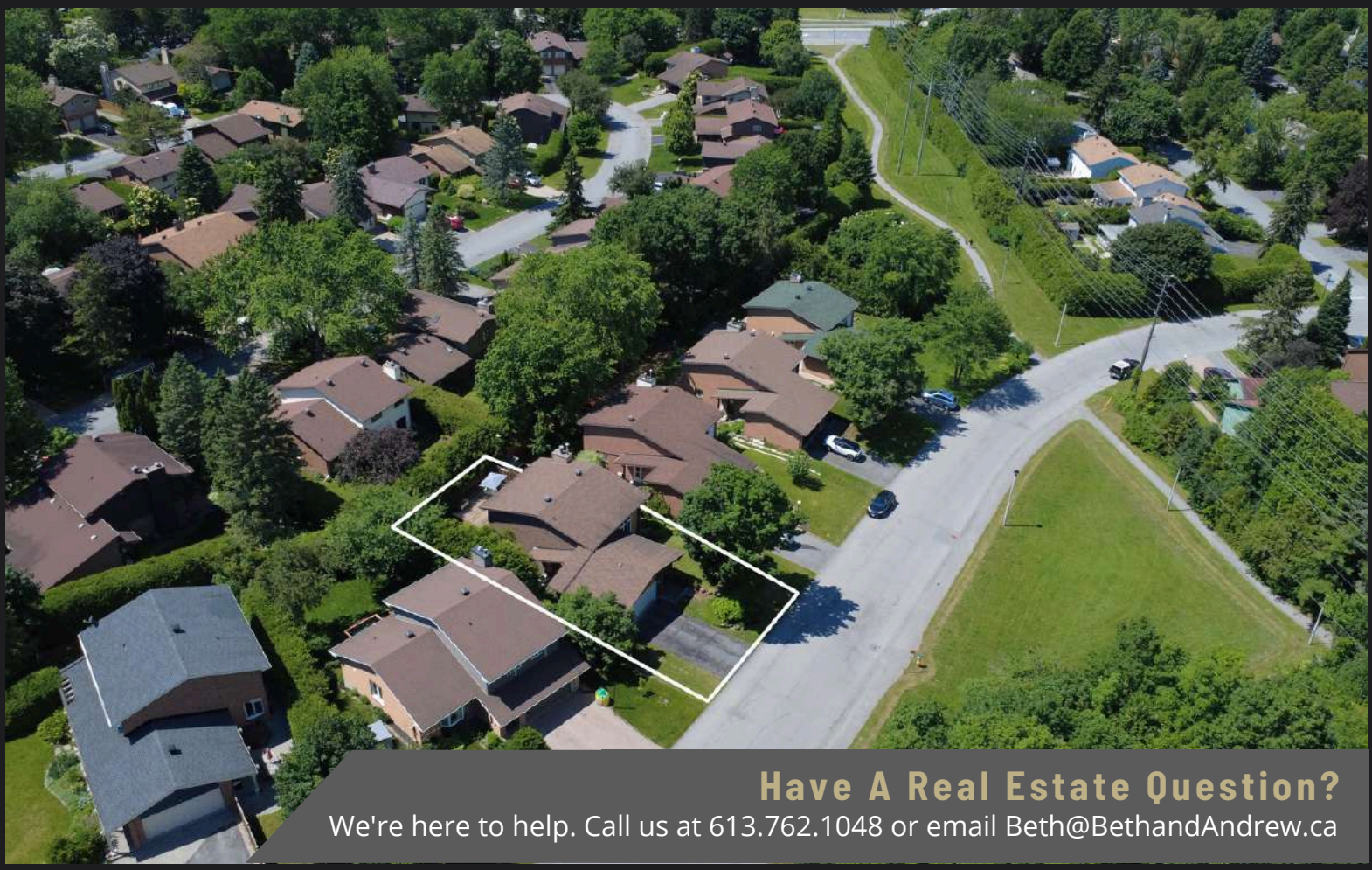






PRIVATE BACKYARD RETREAT

Step outside to a beautifully private backyard surrounded by mature hedges, creating the perfect setting for outdoor living. The expansive deck is ideal for morning coffee, summer barbecues, or entertaining family and friends while enjoying the peaceful garden setting.



Have A Real Estate Question?

We're here to help. Call us at 613.762.1048 or email Beth@BethandAndrew.ca

IT'S ALL IN THE DETAILS

4 Bedrooms

3 Bathrooms

2 Car Garage

Property Type: Backsplit

Neighbourhood: Katimavik-Kanata

A/C: Central Air

Heating: Forced Air | Gas

Water/Sewer: Municipal | Sewer

 # Fireplaces/Fuel: 1 | Gas

Taxes/Year: $5,368 / 2026

Utilities:

- Heat approx.: $105 / month
- Hydro approx.: $125 / month
- Water & Sewage approx.: $65 / month

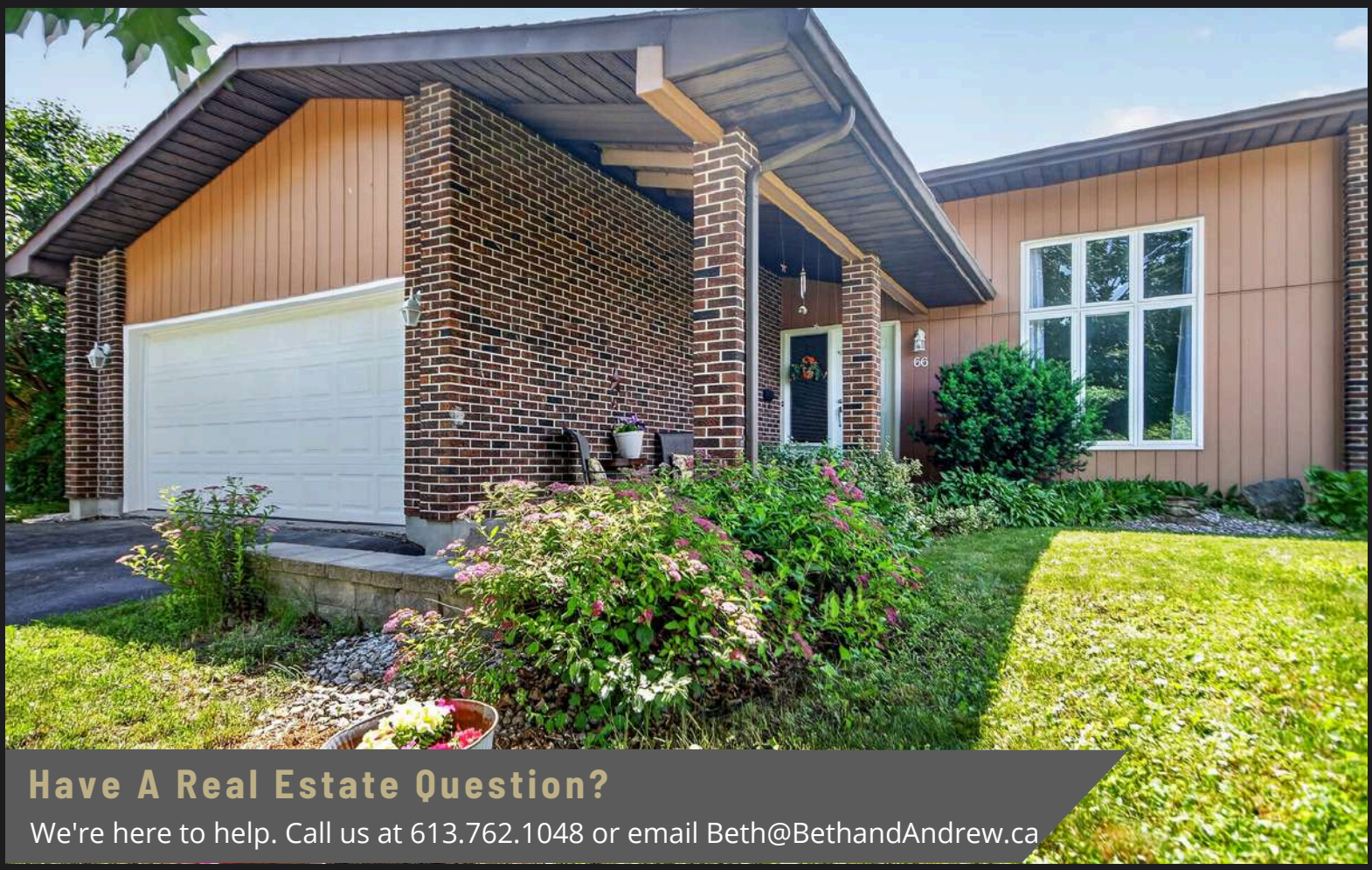
Basement: Full | Partially Finished

Inclusions: Stove, dishwasher, fridge, hood fan, washer, dryer, all window curtains, all curtain rods, all window blinds, all light fixtures, garage door opener & remote, smart thermostat.

Rental Items: Hot Water Tank - Enercare

- $44.50 / month

Information herein deemed reliable but not guaranteed.



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RENOVATIONS & UPGRADES

2026

- Garage drywall
- Door motor & electric refurbishment
- Interior paint

2022

- Gas furnace

2021

- Garage door replacement

2020

- Backyard steps and side landing
- Hot water tank

2019

- Front walkway repointing

2017

- Exterior painting

2016

- Backyard landscaping
- Fence

2013

- Architectural shingles

Other

- Gas line for BBQ
- Vinyl Windows replaced

Information herein deemed reliable but not guaranteed.

NEIGHBOURHOOD SNAPSHOT

PARKS & REC

This home is located in park heaven, with 3 parks and 12 recreation facilities within a 20 minute walk from this address.



Cattail Creek Park
38 Chimo Dr

<1 min

Hazeldean Woods Park (Tamblin Park)
89 Kakulu Rd

6 mins

Shearer Park
89 Kakulu Rd

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

- 4 Playgrounds
- 1 Rink
- 2 Tennis Courts
- 1 Basketball Court
- 2 Ball Diamonds
- 2 Sports Fields
- 3 Trails

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away.

Nearest Street Level Transit Stop
Katimavik At Whitney

3 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 7km.

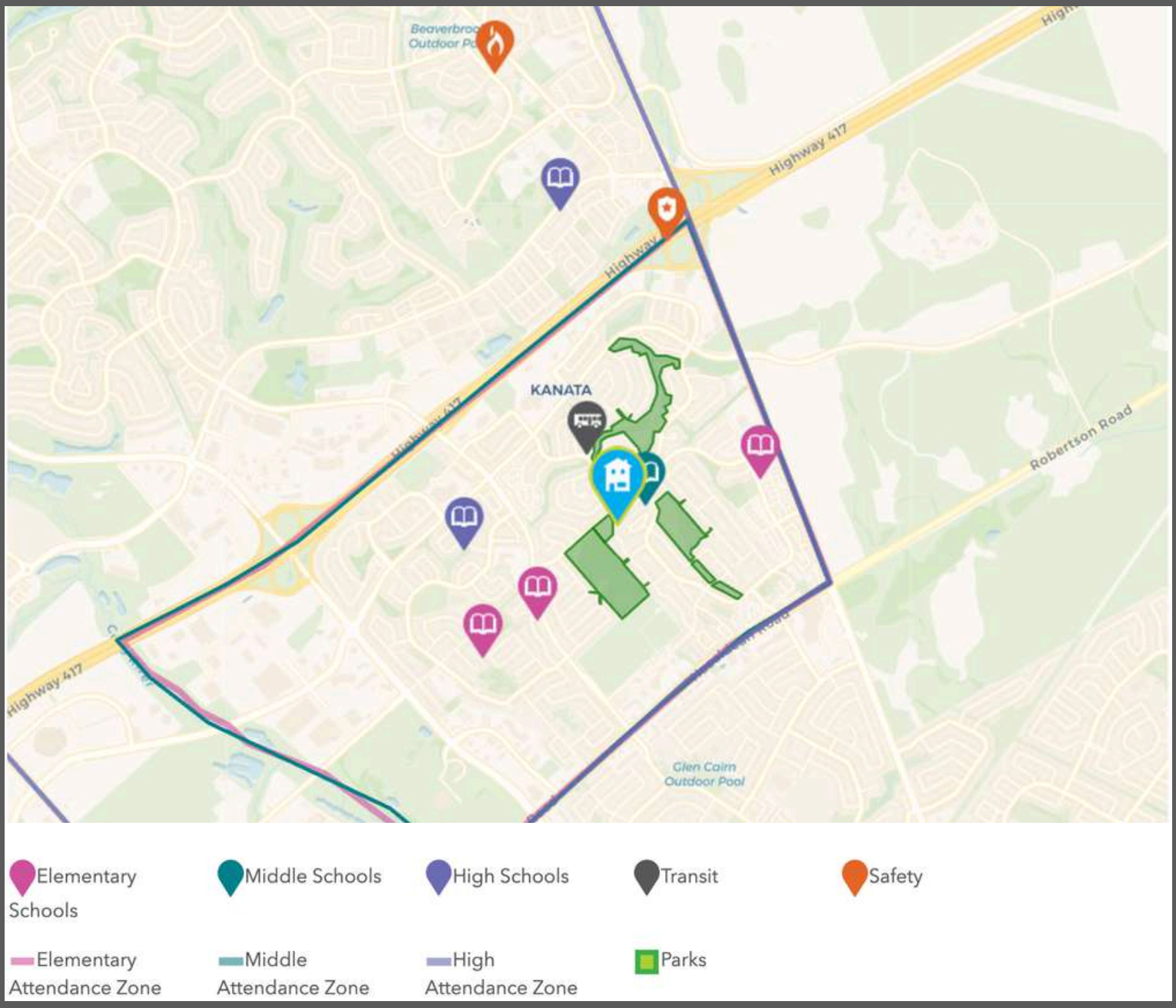
Queensway Carleton Hospital
3045 Baseline Rd

Fire Station
1021 Teron Road

Police Station
1921 Provincial Police Lane

66 Beaufort Dr
Kanata, ON

MAP OUT THE NEIGHBOURHOOD



66 Beaufort Dr

Kanata, ON

SCHOOL REPORT

PUBLIC SCHOOLS

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

Katimavik ES
Designated Catchment School
Grades 4 to 8
64 Chimo Dr

Castlefrank ES
Designated Catchment School
Grades PK to 3
55 McCurdy Dr

Earl of March SS
Designated Catchment School
Grades 7 to 12
4 The Parkway

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

Frederick Banting Secondary Alternate Program
Grades 9 to 12
1453 Stittsville Main St

CATHOLIC SCHOOLS

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

Holy Trinity Catholic HS
Designated Catchment School
Grades 7 to 12
180 Katimavik Rd

ÉÉC Roger-Saint-Denis
Designated Catchment School
Grades PK to 6
186 Barrow Crescent

Holy Redeemer ES
Designated Catchment School
Grades PK to 6
75 McCurdy Dr

ÉSC Paul-Desmarais
Designated Catchment School
Grades 7 to 12
5315 Abbott St E

PRIVATE SCHOOLS

The private schools nearest you are:

Peak Centre Academy
Grades 4 to 12
340 Terry Fox Dr

Blue Sky School
Grades 4 to 12
95 Denzil Doyle Ct

Kanata Montessori Private School
Grades PK to 12
275/355 Michael Cowpland Dr

Kanata Academy
Grades PK to 12
180 Huntmar Dr

66 Beaufort Dr
Kanata, ON



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