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**7 Branchwood Street, Ottawa
Ontario K2G 6X9**

\$1,175,000

Property Information

Property Type	• Residential
Property Style	• 2 Storey
Beds	• 4+1
Baths	• 4.5
Taxes	• \$7,188 / 2026
Sq. Footage	• 3390 App. ft
Lot Size	• 44.62 x 98.42
Year Built	• 2002
MLS®	• X12968640



Property Description

Welcome to 7 Branchwood Street in sought-after Chapman Mills, Barrhaven, an elegant 4+1 bedroom, 4.5 bathroom home with over 3,300 sq ft plus a finished basement, backing onto a ravine. The main level offers spacious living and dining areas, a den, and a gourmet kitchen with granite counters, large peninsula, and eating area open to the family room. Upstairs features 4 bedrooms, a loft, and a luxurious primary suite. Beautifully Finished basement includes rec room, legal bedroom, and full bath with heated floors, lots of storage ! Fenced & Landscaped yard with deck and interlock patio. Close to parks, schools, shopping, transit, and Stonebridge Golf Club, just 5 minutes to RCMP headquarters. Perfect family home !



Property Features

- Furnace Overhauled 2026
- Basement Carpet 2026
- Mud Room Renovated Nov 2025
- Appliances Included
- Granite Counters in Kitchen & Baths
- Exc: Freezer & Fridges in Bsmt
- Possession : 30 Days or TBA
- Tankless HWT \$61.28/mth app.
- Furnace/Ac Protection 49.98/mth app.
- Much Much More !

Making Every Penny Count!

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