



# Magnolia

Stittsville, Ottawa

Townhomes



A PLACE TO  
**Flourish**

Introducing Magnolia, a master-planned, connected and complete community, featuring an all-new collection of Towns and Single Detached Homes designed and built without compromise.

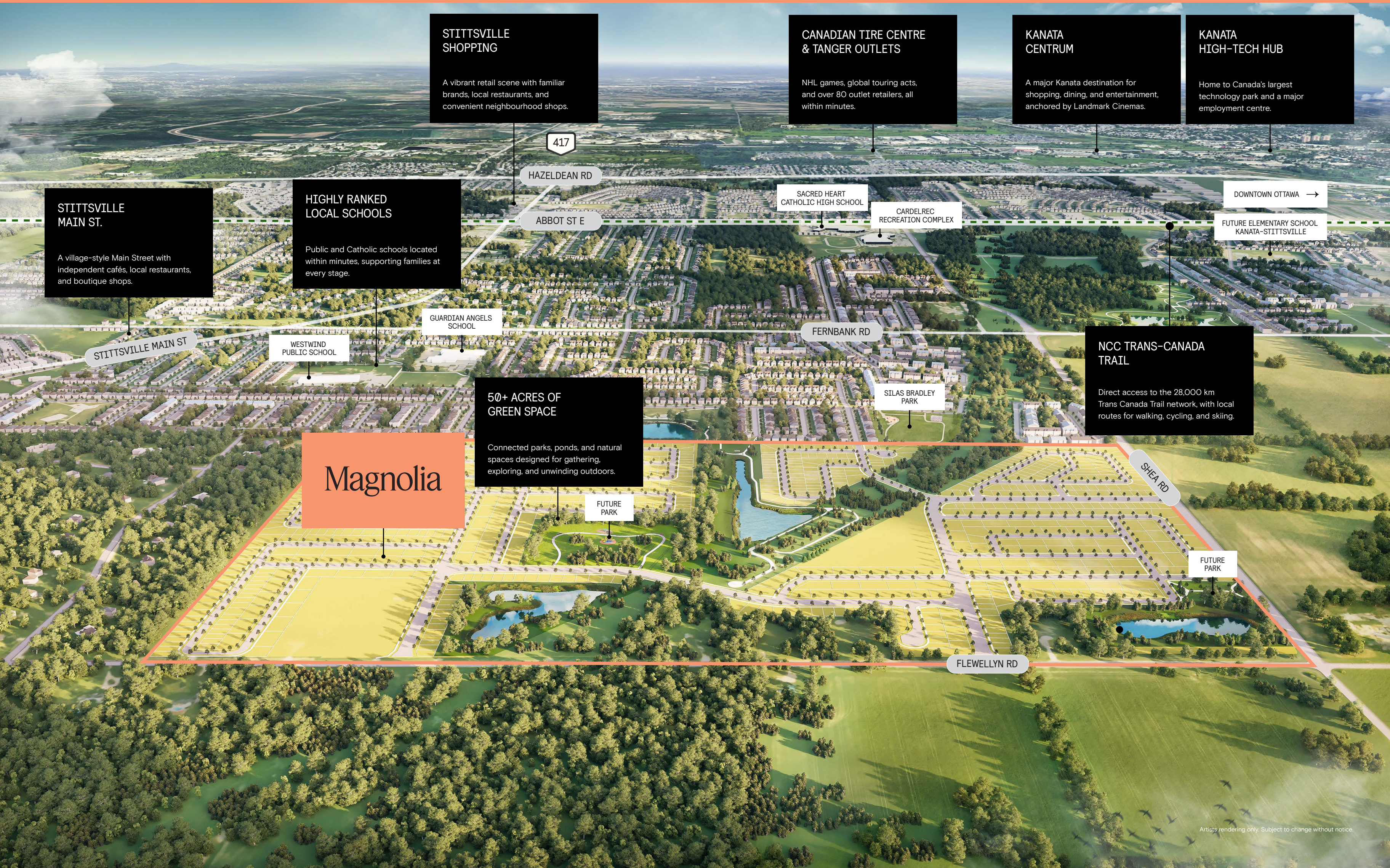


Magnolia Future Pond & Park

Artists rendering only. Subject to change without notice.

# A place to flourish

Stittsville is a place where life feels balanced. Village character, natural surroundings, and modern amenities come together to create a setting that feels connected, grounded, and easy to call home.



**STITTSVILLE SHOPPING**  
A vibrant retail scene with familiar brands, local restaurants, and convenient neighbourhood shops.

**CANADIAN TIRE CENTRE & TANGER OUTLETS**  
NHL games, global touring acts, and over 80 outlet retailers, all within minutes.

**KANATA CENTRUM**  
A major Kanata destination for shopping, dining, and entertainment, anchored by Landmark Cinemas.

**KANATA HIGH-TECH HUB**  
Home to Canada's largest technology park and a major employment centre.

**STITTSVILLE MAIN ST.**  
A village-style Main Street with independent cafés, local restaurants, and boutique shops.

**HIGHLY RANKED LOCAL SCHOOLS**  
Public and Catholic schools located within minutes, supporting families at every stage.

**50+ ACRES OF GREEN SPACE**  
Connected parks, ponds, and natural spaces designed for gathering, exploring, and unwinding outdoors.

**NCC TRANS-CANADA TRAIL**  
Direct access to the 28,000 km Trans Canada Trail network, with local routes for walking, cycling, and skiing.

## Magnolia

417

HAZELDEAN RD

ABBOT ST E

SACRED HEART CATHOLIC HIGH SCHOOL

CARDELREC RECREATION COMPLEX

DOWNTOWN OTTAWA →

FUTURE ELEMENTARY SCHOOL KANATA-STITTSVILLE

STITTSVILLE MAIN ST

WESTWIND PUBLIC SCHOOL

GUARDIAN ANGELS SCHOOL

FERNBANK RD

SILAS BRADLEY PARK

NCC TRANS-CANADA TRAIL

SHEA RD

FUTURE PARK

FUTURE PARK

FLEWELLYN RD

# Life in Magnolia



## MORNING RITUALS

Coffee on Main Street before the day begins. Independent cafés and familiar faces make mornings feel personal.



## WELLNESS WITHIN REACH

Boutique studios, local gyms, and independent wellness spaces woven into everyday life.

## INDEPENDENT FINDS

Curated shops, artisan makers, and specialty retailers give Main Street its character.



## OTTAWA WEST ADVANTAGE

Enjoy the charm of Stittsville with easy access to downtown Ottawa. National festivals, major employers, and leading colleges and universities are all within reach.



## ELEVATED TASTE

Local restaurants, long-standing favourites, and new culinary spots give Stittsville a dining scene that feels both rooted and refined.

## SEASONAL ACTIVITIES

From snowy trails to outdoor skating, each cold morning ends in the comfort of a warm café.



## MARKET DAYS

Seasonal farmers markets, fresh produce, and small makers bring the community together from spring through fall.

## TRAILS TO YOUR FRONT DOOR

Direct access to NCC trails and kilometres of walking, hiking, and skiing. Nature is part of daily life.



# Amenity Map

## GROCERY & SHOPPING

- 01 Brown's Your Independent Grocer
- 02 Crossing Bridge Square
- 03 No Frills
- 04 Food Basics
- 05 Green Fresh Supermarket
- 06 The Indian Supermarket
- 07 Farm Boy
- 08 T&T Supermarket
- 09 Spice World Supermarket
- 10 Real Canadian Superstore
- 11 Metro
- 12 Walmart Supercentre
- 13 Loblaws
- 14 FreshCo
- 15 Costco Wholesale
- 16 LCBO
- 17 Home Hardware Building Centre

## DRINKING & DINING

- 01 Tim Hortons
- 02 Starbucks
- 03 Authentic Vietnamese Pho House
- 04 Hurley's Grill
- 05 McDonald's
- 06 Ale - Amberwood Lounge & Eatery
- 07 Subway
- 08 Pocopazzo
- 09 The Keg Steakhouse + Bar
- 10 Five Guys
- 11 Mandarin Restaurant
- 12 Via Cibo
- 13 Lone Star Texas Grill
- 14 Tirweka
- 15 Milano Pizzeria
- 16 Ritual on Main Coffeehouse
- 17 Chipotle Mexican Grill
- 18 Cabotto's
- 19 Jo-Jo's Pizzeria
- 20 Next
- 21 Napoli's Café

## EDUCATION

- 01 Westwind Public School
- 02 A. Lorne Cassidy Elementary School
- 03 Stittsville Public School
- 04 École élémentaire catholique Saint-Jean-Paul II
- 05 Kanata Academy Private School
- 06 Glen Cairn Public School
- 07 A.Y. Jackson Secondary School
- 08 John Young Elementary School
- 09 Kanata Montessori
- 10 Bridlewood Community Elementary School
- 11 École élémentaire et secondaire publique Maurice-Lapointe
- 12 Katimavik Elementary School
- 13 Little Heroes Daycare Centre
- 14 Holy Redeemer Catholic School
- 15 Little Got Talent
- 16 Goulbourn Middle School
- 17 Little Adventure Home Daycare
- 18 Guardian Angels Catholic School
- 19 Ottawa Public Library
- 20 Sacred Heart Catholic High School
- 21 Future Elementary School
- 22 Maplewood Secondary School
- 23 St. Bernadette Catholic School
- 24 Shingwákons Public School
- 25 Frederick Banting Secondary School
- 26 École secondaire catholique Paul-Desmarais
- 27 Montessori by BrightPath
- 28 Roch Carrier Elementary School
- 29 St. Anne Catholic School
- 30 Spring Meadows Childcare Centre

## PARKS & RECREATION

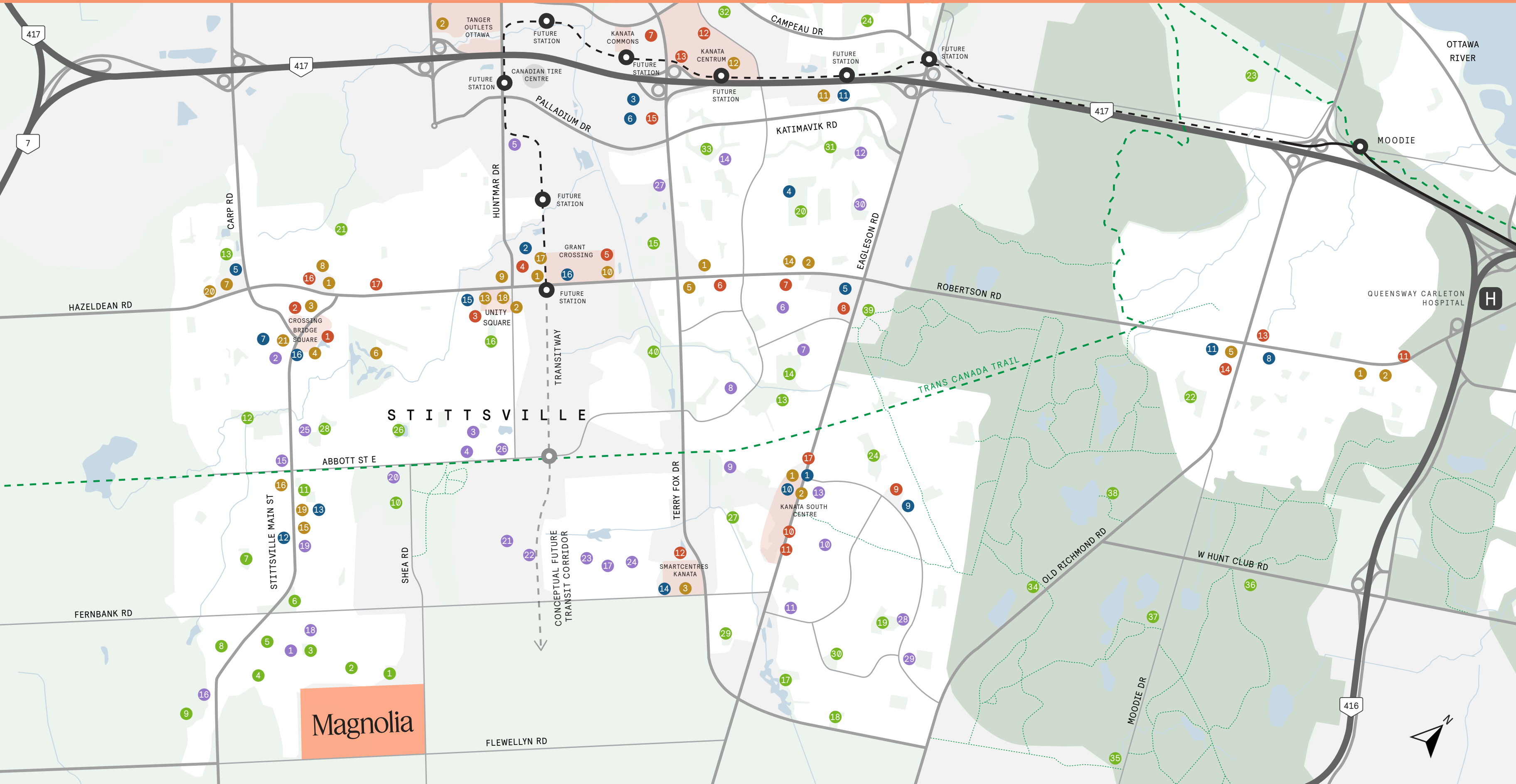
- 01 Silas Bradley Park
- 02 Ray McCaffrey Park
- 03 Trustee M. Curry Park
- 04 Howard A. Maguire Park
- 05 Upcountry Park
- 06 W.J. Bell Rotary Peace Park
- 07 Mary Durling Park
- 08 Traditions Park
- 09 Healey's Heath Park
- 10 CardelRec Recreation Complex (Goulbourn)
- 11 Ralph Street Park
- 12 Poole Creek Park & Johnny Leroux Arena
- 13 Clarence Maheral Park
- 14 Hope Clouther Park
- 15 Walter Baker Park & Tony Graham Recreation Complex
- 16 Fringewood Park & Community Centre
- 17 Meadowbreeze Park
- 18 Crownridge Park
- 19 Scissons Park
- 20 Hazeldean Woods Park (Tamblin Park)
- 21 Pioneer Plains Park
- 22 Westcliffe Park
- 23 Wesley Clover Parks
- 24 John G. Mlacak Community Centre
- 25 Bridlewood Park
- 26 Paul Lindsay Park
- 27 Kristina Kiss Park
- 28 Wyldewood Park
- 29 Proudmore Romina Park
- 30 Grassy Plains Park
- 31 Cattail Creek Park
- 32 Bill Teron Park
- 33 Hayward Park
- 34 NCC Trail 24

- 35 Lime Kiln Trail
- 36 Stony Swamp
- 37 Beaver Trail
- 38 Sarsaparilla Trail
- 39 Old Quarry Trail
- 40 Abbottsville Trail

## HEALTH & FITNESS

- 01 Fit4Less
- 02 Orangetheory Fitness
- 03 Capital Cardiology West
- 04 Med Team Clinic
- 05 GoodLife Fitness Stittsville Corners
- 06 Movati Athletic Kanata
- 07 Warmstone Family Dentistry
- 08 Bells Corners Medical Group
- 09 Bridlewood Medical Centre
- 10 Westend FamilyCare Clinic
- 11 Appletree Medical Centre
- 12 VCA Stittsville Small Animal Clinic
- 13 Mount Carmel Medical Centre
- 14 Fernbank Dental Centre
- 15 Good Doctors Stittsville
- 16 Villanova Dental Studio

This map highlights select amenities and is intended as a high-level overview. Stittsville offers a much broader range of destinations and experiences.



Magnolia features Caivan's all-new collection of Towns and Single Detached Homes, designed with families in mind, with flexible layouts and thoughtful spaces that balance comfort, function, and lasting quality.



Homes designed

with intention

## Light that shapes the day

Thoughtfully designed homes with expansive windows maximize natural light shaping bright, comfortable spaces that support everyday routines and memorable moments throughout the day.



## Daily spa retreats

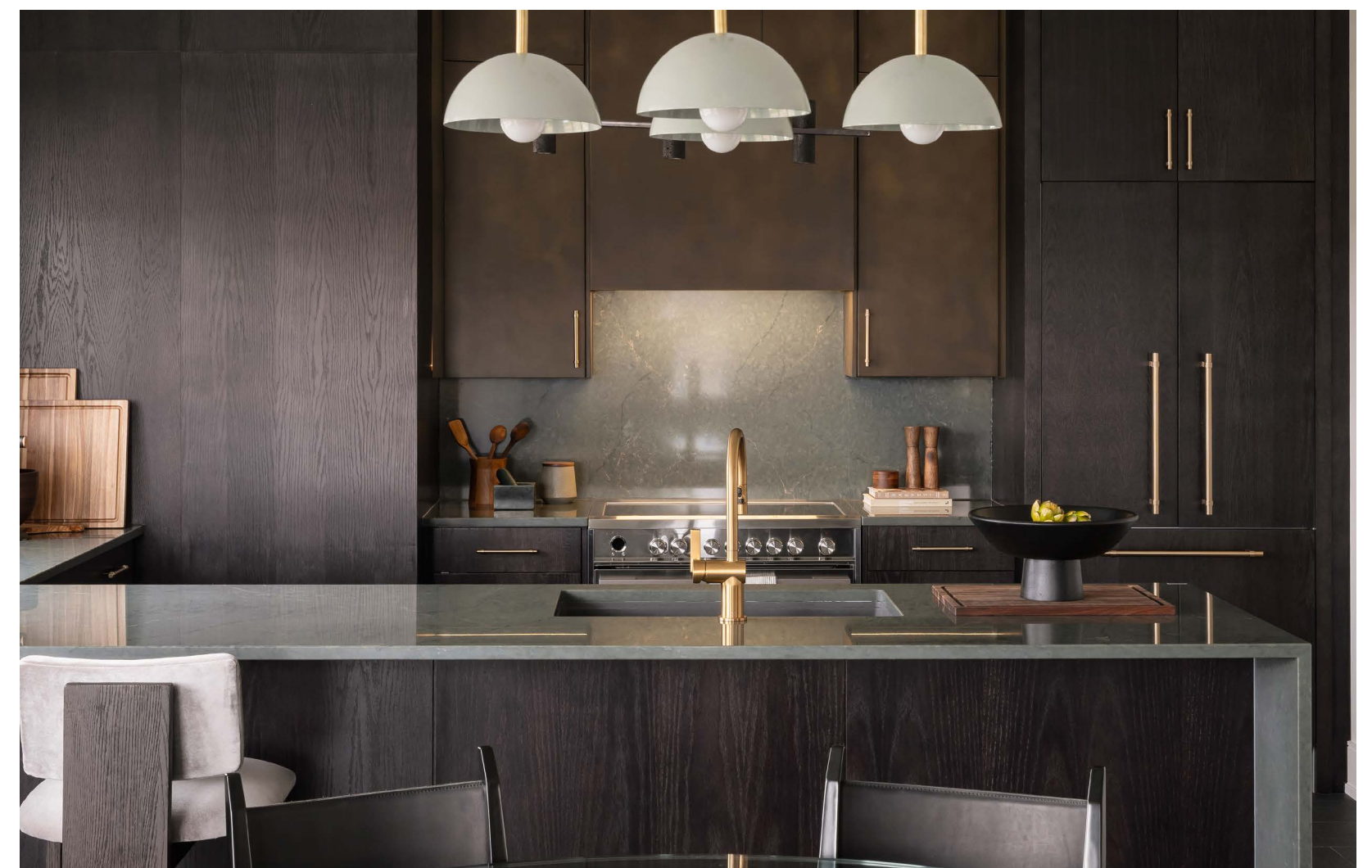
Caivan bathrooms are designed as everyday retreats, combining spa-inspired finishes with thoughtful details that bring comfort and calm to daily routines. Carefully considered materials, lighting, and fixtures work together to create spaces that feel refined, and easy to live in.





## The heart of everyday life

Kitchens at Magnolia are designed for bringing families together. Open layouts, practical storage, and thoughtful sightlines support busy mornings, shared meals, and time together, making the space feel intuitive and welcoming.



# The Perfect Townhome at Magnolia



Artists rendering only. Subject to change without notice.

# The Perfect Townhome Standard Floorplan

INFO	
Square Feet	1,648*
Bedrooms	3 (Optional up to 5)
Bathrooms	2.5 (Optional up to 3.5)
Parking	2

\*Square Feet includes 311 Sq. Ft. Finished Basement

ELEVATION B



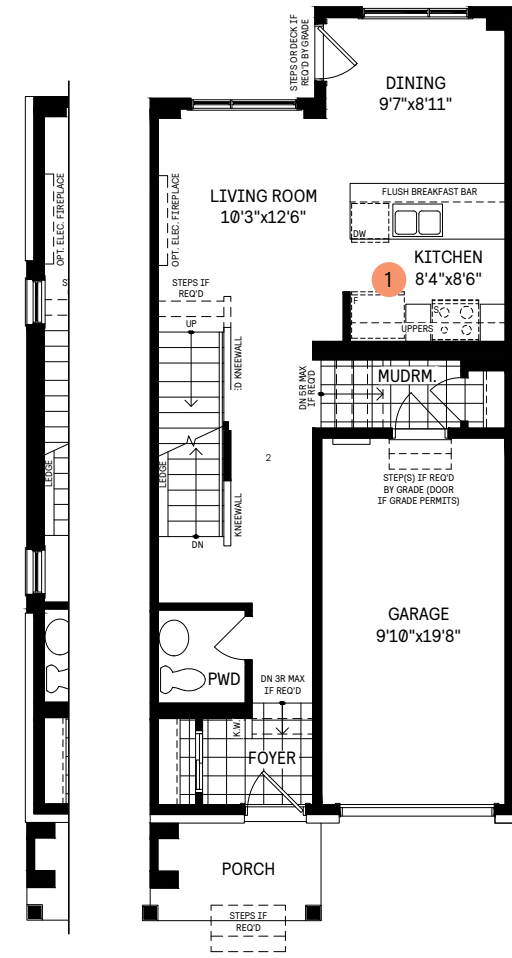
ELEVATION A



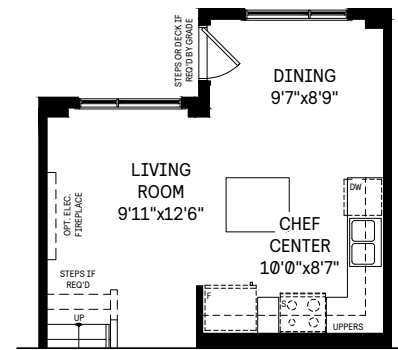
STANDARD MAIN FLOOR

STANDARD MAIN FLOOR - DESIGNER CHOICE OPTIONS

1C / 1E 1

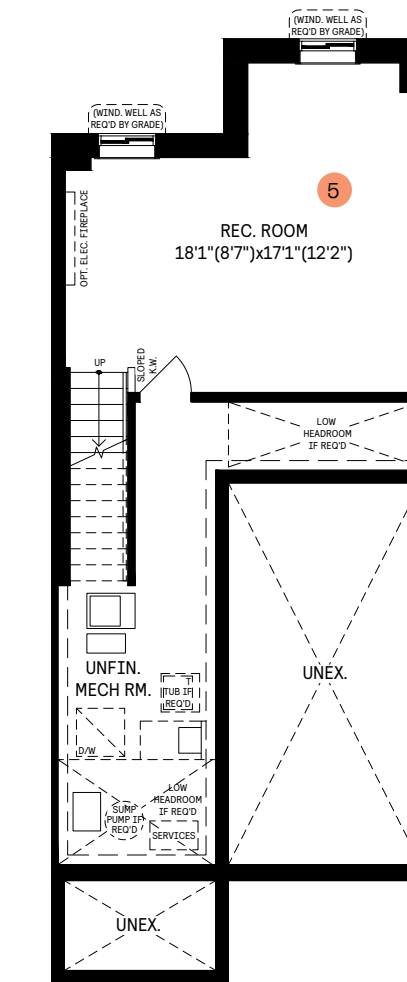


1 Chef Center

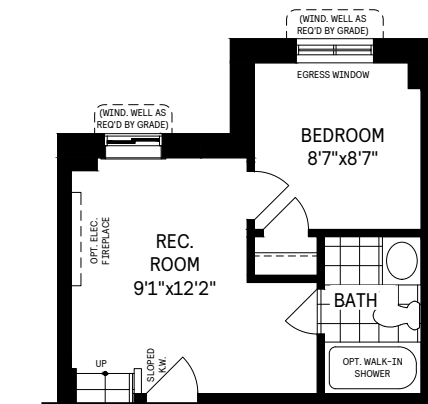


STANDARD BASEMENT

STANDARD BASEMENT - DESIGNER CHOICE OPTIONS



5 Basement Bedroom & Bathroom\*

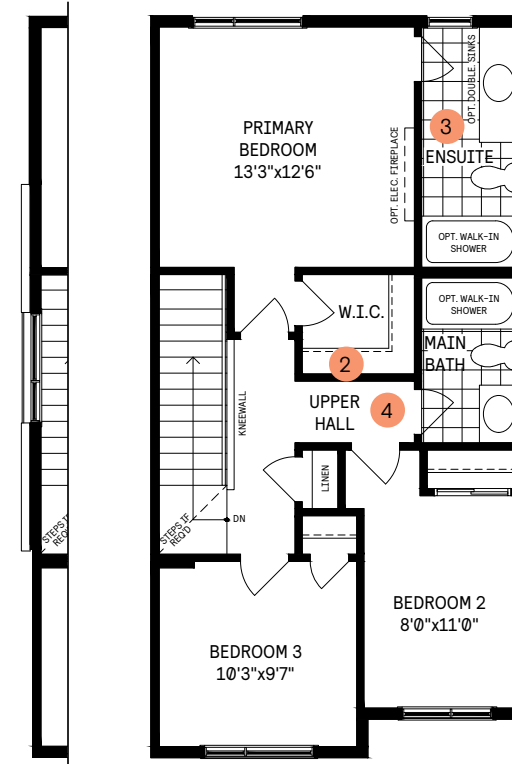


\*Bathroom available separately.

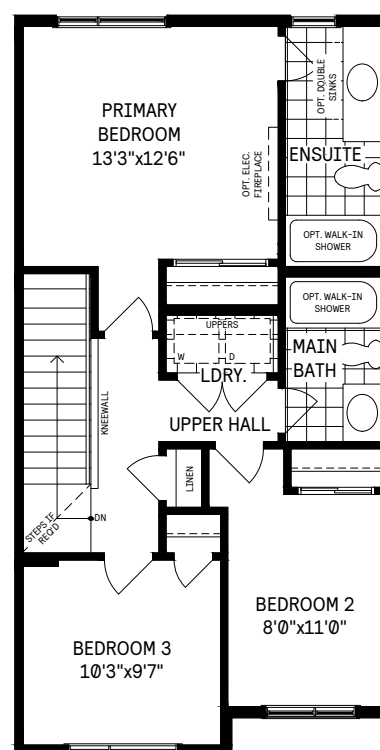
SECOND FLOOR

SECOND FLOOR - DESIGNER CHOICE OPTIONS

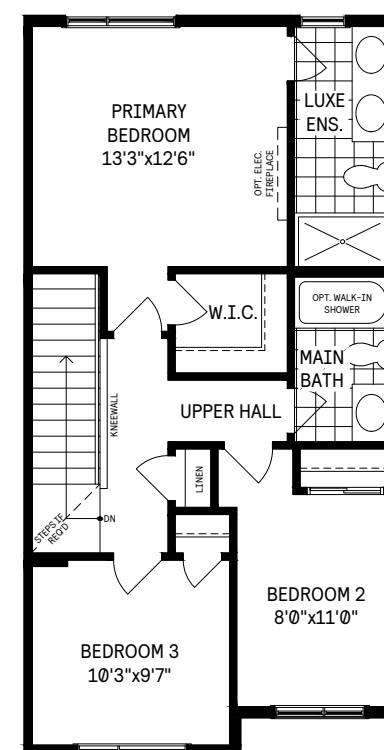
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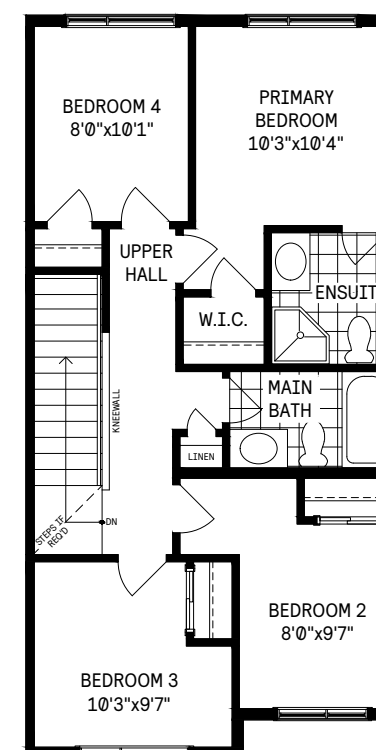
2 Second Floor Laundry



3 Luxe Ensuite



4 4 Bedroom Plan



# The Perfect Townhome Alternate Floorplan

INFO	
Square Feet	1,683*
Bedrooms	3 (Optional up to 5)
Bathrooms	2.5 (Optional up to 3.5)
Parking	2

\*Square Feet includes 346 Sq. Ft. Finished Basement

ELEVATION B



ELEVATION A

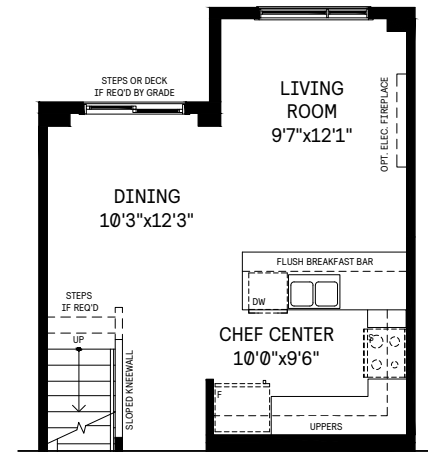
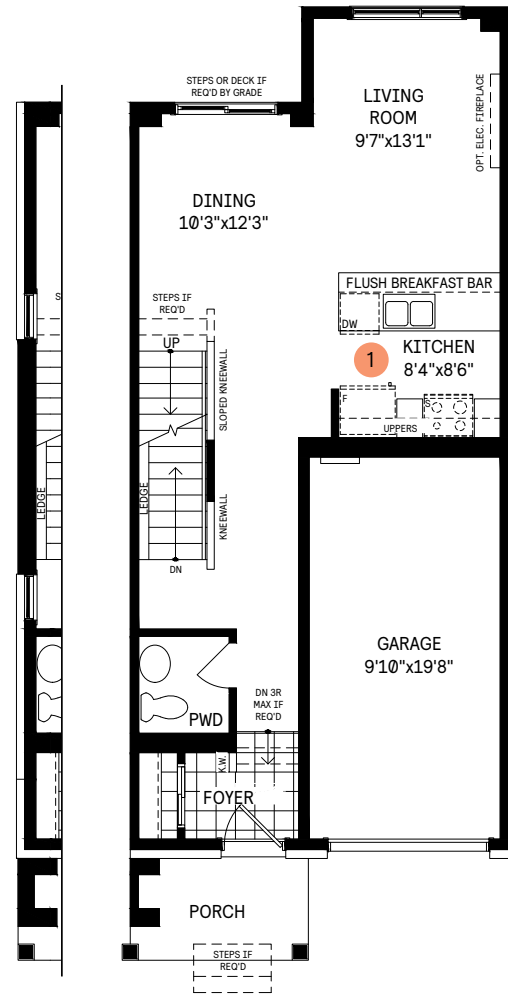


ALTERNATE MAIN FLOOR

ALTERNATE MAIN FLOOR - DESIGNER CHOICE OPTIONS

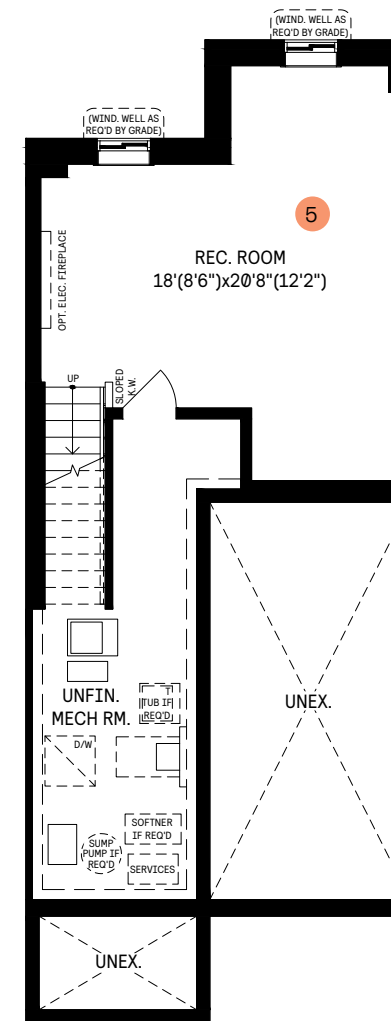
1C / 1E 1

1 Chef Center

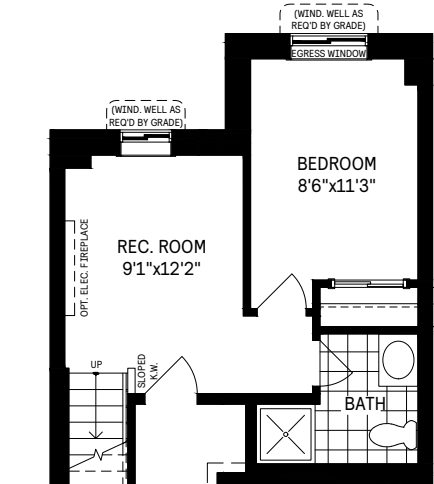


ALTERNATE BASEMENT

ALTERNATE BASEMENT - DESIGNER CHOICE OPTIONS



5 Basement Bedroom & Bathroom\*



\*Bathroom available separately.

SECOND FLOOR

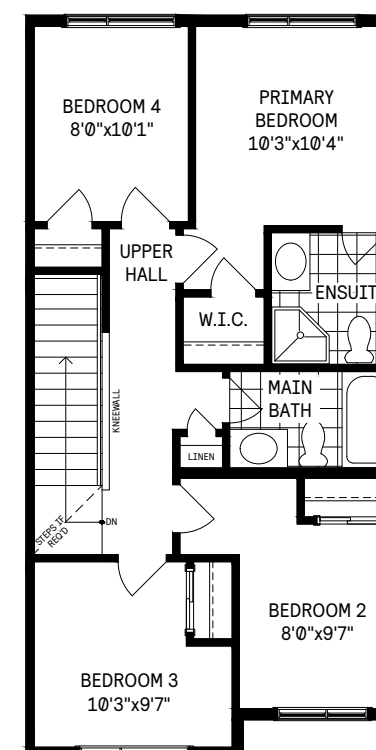
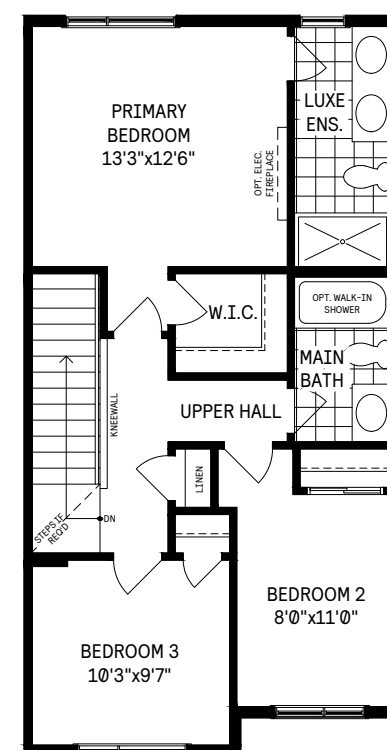
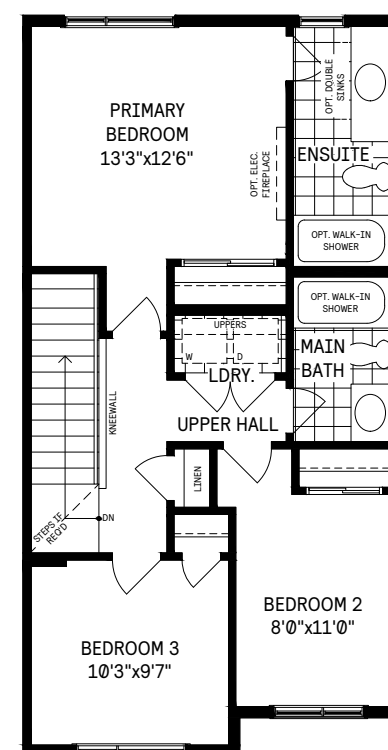
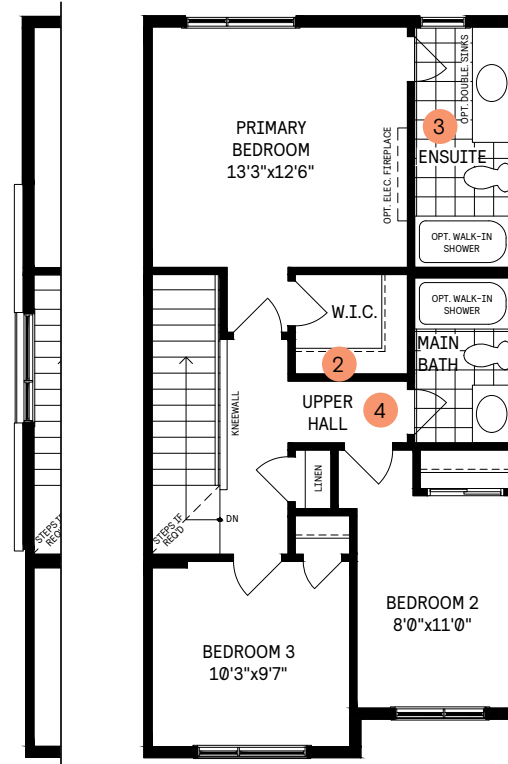
SECOND FLOOR - DESIGNER CHOICE OPTIONS

1C / 1E 1

2 Second Floor Laundry

3 Luxe Ensuite

4 4 Bedroom Plan



# Built with intention

## THE CAIVAN PROMISE

Every Caivan home begins with a simple belief: homes should support the way people actually live. From how our spaces flow, to how we build, to how our customers are guided through the journey, we approach homebuilding with care, clarity, and long-term thinking.

This is where design, quality, and experience come together. Creating homes that feel comfortable, considered, and built to last.

## DESIGN FORWARD HOMES

Caivan homes are designed from the ground up, guided by how families live every day. Layouts are open and intuitive. Spaces connect naturally from one room to the next. Natural light is prioritized to make homes feel brighter, calmer, and more comfortable.

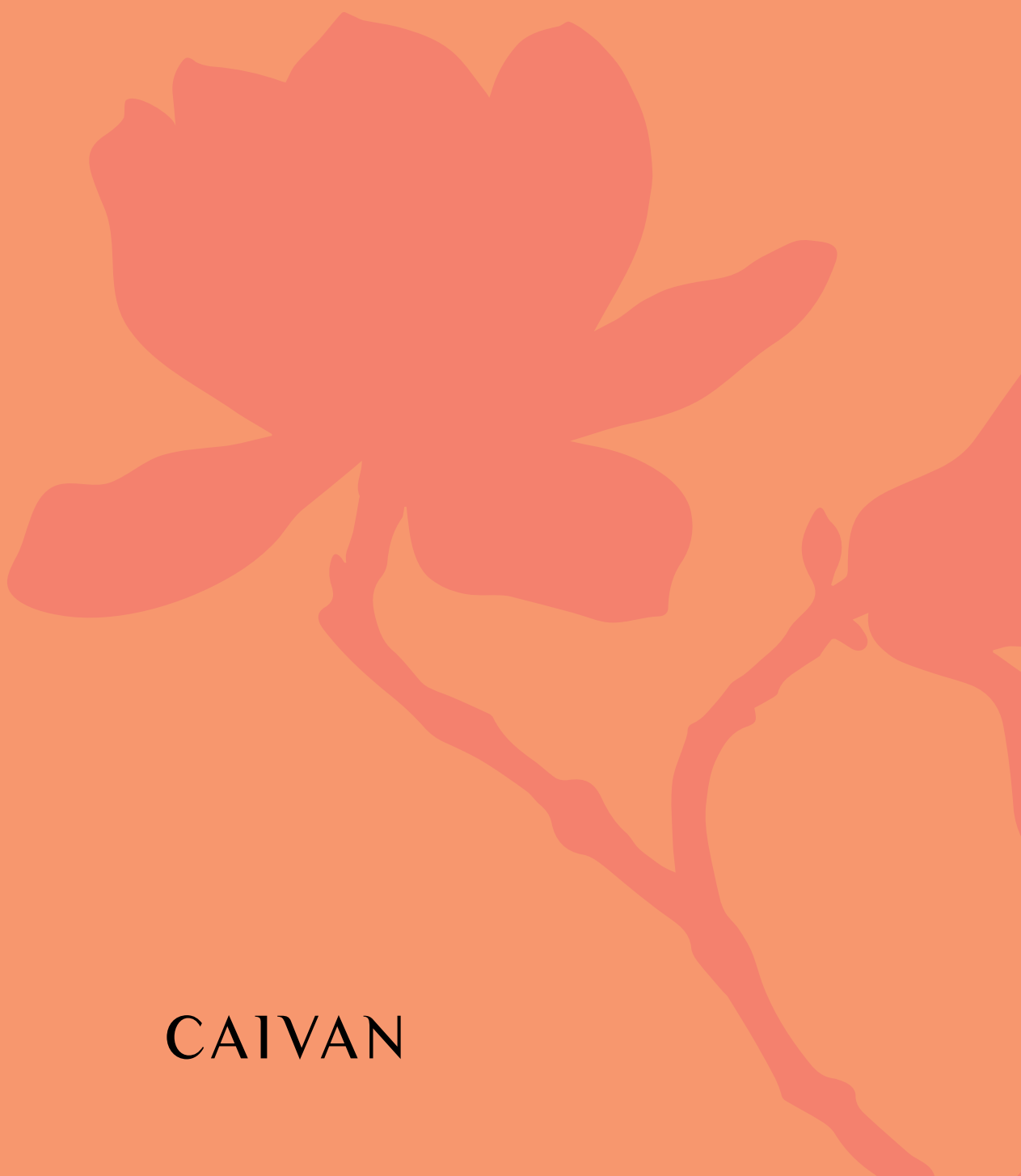
Design decisions aren't made for show, they're made to improve daily life. From window placement to ceiling heights to architecture, every element is considered to create homes that feel timeless, functional, and enduring.

## CUSTOMER EXPERIENCE

Buying a home is one of life's biggest decisions. Caivan approaches the experience with the same care as the homes we deliver.

From early conversations through Sales, Design appointments and beyond, our homeowners are supported by a knowledgeable team, clear communication, and an experience that is thoughtful and deliberate.





CAIVAN