

# \$729,900 - 432 Sandbanks Crescent, Waterloo

MLS® #40776044

**\$729,900**

2 Bedroom, 2.00 Bathroom, 1,130 sqft

Single Family on 0.00 Acres

441 - Erbsville/Laurelwood, Waterloo, Ontario

Welcome to 432 Sandbanks Crescent in Waterloo's highly sought-after Conservation Meadows neighbourhood. This meticulously maintained bungalow offers 2 bedrooms, 2 bathrooms, 1,130 SF of living space, & a quiet setting with a double-car garage-an ideal opportunity for families, downsizers, or anyone seeking main-floor living in a prime location. Step inside to a bright, open-concept layout filled with natural light, featuring soaring vaulted ceilings that extend through the main level. A spacious front entry welcomes you into the large eat-in kitchen with dinette, alongside a formal dining area perfect for family dinners & holiday gatherings. The inviting great room is ideal for everyday living, with glass sliders opening to a large deck & a private backyard framed by mature trees-perfect for summer barbecues or quiet evenings outdoors. The primary suite provides comfort & convenience with a large walk in closet & a 3-pce ensuite. A second bedroom, a 4-pce main bath, & a main-floor laundry area complete this level. Freshly painted & carpet-free, the home features laminate & tile flooring throughout for easy maintenance & everyday living. The full, unfinished basement offers endless potential-whether you dream of an in-law suite, home gym, games room, or media space, there is plenty of room to make it your own. Outside, enjoy a private, landscaped backyard with irrigation system & a spacious deck, perfect for entertaining or relaxing in a tranquil



setting surrounded by greenery. Located just steps from the Stamm Woodlot Loop & neighbourhood parks, & only minutes from Laurel Creek Conservation Area, the St. Jacobs Farmersâ€™ Market, Waterlooâ€™s Corporate Campus (Sobeys, Shoppers Drug Mart, restaurants, Starbucks & more), the YMCA, schools, shopping, & quick highway access, this home combines peaceful living with city convenience. Pride of ownership throughout-an exceptional opportunity in one of Waterlooâ€™s most desirable communities.  
(id:6289)

Built in 2000

**Essential Information**

Listing #	40776044
Price	\$729,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,130
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	432 Sandbanks Crescent
Subdivision	441 - Erbsville/Laurelwood
City	Waterloo
Province	Ontario
Postal Code	N2V2J1

**Amenities**

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping
Features	Conservation/green belt, Paved driveway, Sump Pump
Parking Spaces	4

Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove, Washer, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	1

### Exterior

Exterior	Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

### Listing Details

Listing Office	RE/MAX TWIN CITY REALTY INC., BROKERAGE
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