

\$1,400,000 - 22 Roehampton Court, Kitchener

MLS® #40778522

\$1,400,000

4 Bedroom, 3.00 Bathroom, 2,636 sqft

Single Family on 0.00 Acres

232 - Idlewood/Lackner Woods, Kitchener, Ontario

Experience refined executive living on Roehampton Court located in the family-friendly Idlewood neighbourhood. This quality-built two-storey home backs onto greenspace and Strasburg Creek, offering a tranquil backdrop just minutes from all amenities and conveniences. Enjoy the wonderful curb appeal and welcoming front porch. A grand open-concept foyer greets guests with soaring ceilings, custom lighting and an impressive curved staircase to the second floor. A spectacular chef's kitchen includes designer faucets, luxury appliances and pot filler for convenience. The Kitchen is complete with marble backsplash, granite countertops, with custom cabinetry. The living room completes the main floor plan with gas fireplace and oversized sliding doors that will take you to a back yard private oasis. The rear yard of this home enjoys views of mature trees, gardens and green grass with irrigation system. The formal dining room has access to a Butler's custom built preparation area ideal for entertaining. 22 Roehampton Crt boasts spacious bedrooms with walk in closets offering lots of storage. The suite-like primary bedroom has a bonus seating area, 2 walk-in closets, and a luxury spa ensuite. You will be wowed with the heated marble flooring and soaker tub. Another additional updated 4pc bath completes the upper level. An additional space is available in the partial finished basement with approximately another 1100 sq



ft of versatile space awaiting your decorating and design ideas. Included is a rough in for additional bath and in floor heating. This is a carpet-free home boasting pristine hard wood flooring on both levels for easy upkeep and a sleek, modern feel. Â California shutters, impressive lighting and contemporary colour palettes are consistent. Located with convenient access to major highways for easy commuting and an extensive network of trails. Neighbourhood amenities including excellent schools and playgrounds with shopping nearby. Shows AAA. (id:6289)

Built in 1986

Essential Information

Listing #	40778522
Price	\$1,400,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,636
Acres	0.00
Year Built	1986
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	22 Roehampton Court
Subdivision	232 - Idlewood/Lackner Woods
City	Kitchener
Province	Ontario
Postal Code	N2A3L1

Amenities

Amenities	Hospital, Park, Place of Worship, Playground, Public Transit, Schools, Shopping, Ski area
Features	Cul-de-sac, Southern exposure, Backs on greenbelt, Conservation/green

belt, Wet bar, Skylight, Sump Pump, Automatic Garage Door Opener, Private Yard

Parking Spaces 4
Parking Attached Garage
of Garages 1
View View of water

Interior

Appliances Central Vacuum, Dishwasher, Dryer, Microwave, Refrigerator, Water softener, Wet Bar, Washer, Gas stove(s), Hood Fan, Window Coverings, Wine Fridge, Garage door opener
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Brick, Vinyl siding
Exterior Features Lawn sprinkler
Foundation Poured Concrete

Listing Details

Listing Office TrilliumWest Real Estate Brokerage



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