

\$1,450,000 - 610 Stonebury Crescent, Waterloo

MLS® #40778776

\$1,450,000

5 Bedroom, 4.00 Bathroom, 4,320 sqft

Single Family on 0.18 Acres

118 - Colonial Acres/East Bridge, Waterloo, Ontario

The search for your 'Forever Home' can be fulfilled here in the Colonial Acres area of Waterloo. Superb location with custom-styled homes, wide private lots, treed courts & low traffic crescents. Walking trails plus access to Conestoga Mall & restaurants are nearby. The home offers 5 above-ground bedrooms & 4 bathrooms. The bedroom level bathrooms were fully renovated in 2021. Main floor office! A separate walk-up entry from the basement is accessible from the side door or through the garage, which is perfect for a potential rental or business. The front stone steps & porch complement the walkways and the rear stone raised patio, which features night lighting & sitting walls. The dinette features a custom, tall, modern window design. Quality hardwood floors plus some tile flooring offer carpet-free rooms on the main & bedroom levels. Newer above grade windows in 2021, roof shingles 2015, upgraded attic insulation 2021, AC & water heater 2019 plus water softener 2024 are quality improvements. The family room vaulted 22-foot ceiling with two skylights & modern pot lighting brings plenty of natural light into the room and the upper balcony on the second floor. The kitchen features granite counters with matching backsplash, an angled centre island, computer desk, & wall pantry cabinets. There is plenty of counter space for cooking while still engaging with those in the dinette or family room. Teenagers will gravitate to the finished



basement.Â Easy walking distance & a short drive to Conestoga Mall, RIM Park for athletics, plus the East Branch Library. You can travel to the Region of Waterloo airport in about 25 minutes or Pearson Airport in about an hour & 15 minutes. The University of Waterloo, Wilfrid Laurier University & Conestoga College can be reached with nearby bussing or by the ION station at Conestoga Mall. Golfing enthusiasts will enjoy a challenging round at Grey Silo Golf Course. Principal rooms are virtually staged. (id:6289)

Built in 1992

Essential Information

Listing #	40778776
Price	\$1,450,000
Bedrooms	5
Bathrooms	4.00
Half Baths	2
Square Footage	4,320
Acres	0.18
Year Built	1992
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	610 Stonebury Crescent
Subdivision	118 - Colonial Acres/East Bridge
City	Waterloo
Province	Ontario
Postal Code	N2K3R1

Amenities

Amenities	Golf Nearby, Park, Playground, Public Transit, Shopping
Features	Southern exposure, Skylight, Sump Pump, Automatic Garage Door Opener
Parking Spaces	4

Parking	Attached Garage
# of Garages	1

Interior

Appliances	Central Vacuum, Dishwasher, Dryer, Refrigerator, Stove, Water softener, Washer, Window Coverings, 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 Veneer
Foundation	Poured Concrete

Listing Details

Listing Office	COLDWELL BANKER PETER BENNINGER REALTY
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