

\$975,000 - 167 Academy Place, Guelph/eramosa (rockwood)

MLS® #X12134379

\$975,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

This charming 1,371 + 382 sq ft, 3-bed, 2-storey home is tucked away on a quiet court in a family-friendly Rockwood neighbourhood. Enjoy small-town charm with commuter convenience, just minutes to Hwy 7, the Acton GO Station, and under 20 minutes to Guelph, Milton, and the 401. Ideally located near top-rated schools, parks, and everyday amenities, you're also just minutes from the stunning Rockwood Conservation Area and the villages local shops, caf  s, and restaurants. The home offers great curb appeal with shady trees, a mature front garden, a long driveway for six vehicles, and a detached 2-car garage. The front steps and covered porch were redone in 2024, creating a lovely space to enjoy the quiet court. A sliding door off the eat-in kitchen opens to the fully fenced backyard complete with patio space, lush gardens, a garden shed, cedar play structure, and a gate to forest trails. Inside, a bright foyer welcomes you with tile flooring and a spacious front closet. The cozy family room features hardwood flooring, a gas fireplace, and large windows. The eat-in kitchen offers ceramic flooring, under-cabinet lighting, ample storage, and access to the backyard. The dining room, just off the kitchen, boasts hardwood floors and a second gas fireplace, ideal for entertaining. A 2-piece powder room completes the main level. Upstairs, the primary



bedroom features a high ceiling, ceiling fan, two bright windows, a walk-in closet, and a private 4-piece ensuite with tub/shower, vanity, and storage. Two additional bedrooms, a linen closet, and a 4-piece main bath complete this level. The finished basement includes a large storage closet, spacious rec room, a 2-piece bath with double-door storage, utility room with washer/dryer, laundry sink, furnace, water heater, workbench, under-stair storage & so much more! (id:6289)

Essential Information

Listing #	X12134379
Price	\$975,000
Bedrooms	3
Bathrooms	4.00
Half Baths	2
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	167 Academy Place
Subdivision	Rockwood
City	Guelph/eramosa (rockwood)
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Fireplace(s)
Utilities	Electricity, Sewer
Features	Cul-de-sac, Backs on greenbelt, Conservation/green belt
Parking Spaces	8
Parking	Detached Garage, Garage
# of Garages	2

Interior

Heating	Natural gas Forced air
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Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick
Lot Description	34.9 x 101.7 FT
Foundation	Poured Concrete

Listing Details

Listing Office EXP REALTY



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