

\$939,900 - 30 Springdale Boulevard, Guelph (willow West/sugarbush/west Acres)

MLS® #X12324996

\$939,900

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Willow West/Sugarbush/West Acres, Guelph
(willow West/sugarbush/west Acres), Ontario

Immaculate Family Home Backing Onto Parkland Welcome to your dream home, nestled in one of the most sought-after and secure family-friendly neighbourhoods in the area. Surrounded by mature trees and backing directly onto a tranquil park, this lovingly maintained and thoughtfully updated home offers a rare combination of location, lifestyle and lasting value. Owned by a meticulous and caring family, this home has been continually upgraded with no detail overlooked making it a true move-in-ready opportunity. From the moment you arrive, the pride of ownership is unmistakable. The curb appeal shines with new siding, windows, doors, eavestroughs, and tasteful landscaping. Step inside to discover a beautifully renovated interior featuring an updated kitchen and bathrooms, stylish new lighting throughout, and quality finishes that bring both warmth and function to every room. Whether you're entertaining or enjoying quiet family time, the layout offers both comfort and versatility. This home is as solid as it is stylish. It boasts a fibreglass roof with a 50 year warranty that is transferrable Heated garage with attic storage. A backyard oasis complete with a covered cabana, outfitted with electrical, fan, and lighting perfect for summer nights by the sparkling inground gas heated pool. Located within walking distance to excellent schools,



convenient shopping, and just steps from greenspace and trails. (id:6289)

Essential Information

Listing #	X12324996
Price	\$939,900
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	30 Springdale Boulevard
Subdivision	Willow West/Sugarbush/West Acres
City	Guelph (willow West/sugarbush/west Acres)
Province	Ontario
Postal Code	N1H6X5

Amenities

Features	Irregular lot size
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2
Has Pool	Yes
Pool	Inground pool

Interior

Appliances	Central Vacuum, Blinds, Dishwasher, Dryer, Microwave, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Lot Description	61.6 x 103.2 FT
Foundation	Concrete

Listing Details

Listing Office	Royal LePage Royal City Realty
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