

\$1,399,000 - 54 Aberfoyle Mill Crescent, Puslinch (aberfoyle)

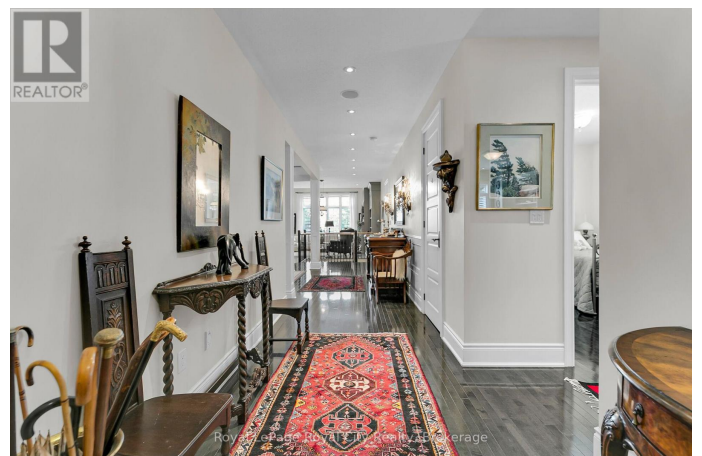
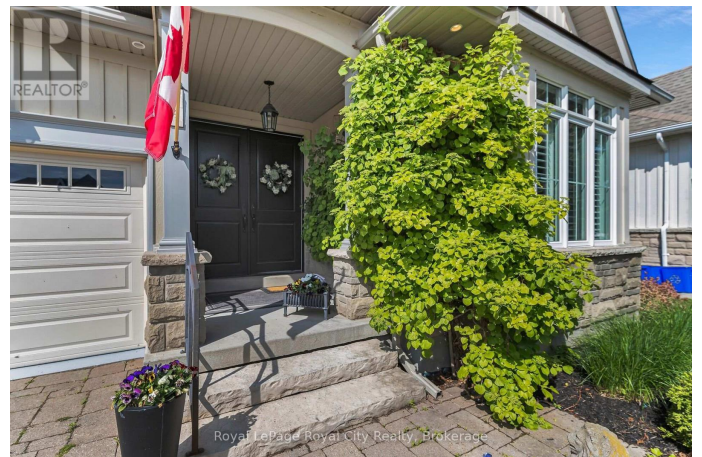
MLS® #X12393732

\$1,399,000

2 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Aberfoyle, Puslinch (aberfoyle), Ontario

Exquisite Former Model Home in the Prestigious Meadows of Aberfoyle. Fox Hollow Model with 1954+ Sq. Ft. 2+1 bedroom, 3 baths and a walkout Basement Welcome to luxury living in the sought-after private community of the Meadows of Aberfoyle, where tranquility meets convenience just minutes from major transportation routes and everyday amenities. Tucked away on over 20 acres of private, beautifully landscaped grounds, this exclusive enclave of just 55 executive bungalows offers an unmatched lifestyle with walking trails, a putting green, scenic forest views, and a charming gazebo. This spectacular bungalow, originally showcased as the builders model home, boasts superior craftsmanship, premium upgrades, and timeless design throughout. No detail was overlooked from 9-foot ceilings, 8-foot solid-core doors, and designer hardware, to a gourmet kitchen with high-end appliances, custom cabinetry, and a large center island that flows effortlessly into a sun-drenched family room featuring a bespoke fireplace and stunning built-ins. The main level offers a thoughtfully designed layout, anchored by the Fox Hollow models signature open-concept elegance. Highlights include a spacious primary suite with a beautifully appointed spa-inspired ensuite, second bedroom and versatile den (ideal for home office or guest space), additional full 3pc bath



and a formal dining room with coffered ceiling and a seamless view into the heart of the home. The bright walkout basement expands your living space with an additional ~600 sq. ft. finished area, including a large recreation room, 3pc bath, and ample storage with endless possibilities for customization. AC and furnace replaced 2024. Enjoy a worry-free lifestyle with a monthly condo fee that covers your water usage, annual septic inspection, and the meticulous maintenance of all common grounds. Don't miss your chance to own this exceptional home in one of the areas most desirable communities. (id:6289)

Essential Information

Listing #	X12393732
Price	\$1,399,000
Bedrooms	2
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	54 Aberfoyle Mill Crescent
Subdivision	Aberfoyle
City	Puslinch (aberfoyle)
Province	Ontario
Postal Code	N1H6H9

Amenities

Amenities	Park, Fireplace(s)
Features	Irregular lot size
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Central Vacuum, Oven - Built-In, Garage door opener remote(s), Cooktop, Dishwasher, Dryer, Microwave, Oven, Washer, Water softener, Water Treatment, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Brick
Lot Description	51.3 x 100 FT
Foundation	Poured Concrete

Listing Details

Listing Office Royal LePage Royal City Realty



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