

\$799,999 - 40 Chillico Drive, Guelph (willow West/sugarbush/west Acres)

MLS® #X12400759

\$799,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

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

Welcome to 40 Chillico Drive A Charming Semi-Detached Home Backing Onto a Ravine! Discover this beautifully maintained 1,294 sq. ft. semi-detached home with a fully finished walk-out basement, ideally located in a quiet, family-friendly neighborhood. Designed with comfort and functionality in mind, this home makes the most of every square foot. Step into a bright, open layout filled with natural light from large windows. The breakfast area walks out to a deck, where you can sip your morning coffee while overlooking a tranquil ravine with mature trees and bird song a peaceful retreat right at home. Upstairs, the primary bedroom offers double doors, a walk-in closet, and semi-ensuite access. Two additional bedrooms one spacious with a double closet, the other cozy and versatile make this home perfect for families of all sizes. The walk-out basement is a true highlight, featuring oversized windows, a spacious 3-piece bathroom, a kitchenette, and direct access to the backyard. Whether you need an in-law suite, private guest space, or a teen retreat, this flexible area has you covered. Additional features include: 1 car garage plus parking for 3 more vehicles on the driveway. Family-friendly location near parks, schools, and trails. Walking distance to Conestoga College, steps to bus stops. Just minutes to Costco, shopping centers, and only 15 minutes to the University of Guelph This



home combines comfort, convenience, and natural beauty in one rare find. Don't miss your chance to make it yours! (id:6289)

Essential Information

Listing #	X12400759
Price	\$799,999
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	40 Chillico Drive
Subdivision	Willow West/Sugarbush/West Acres
City	Guelph (willow West/sugarbush/west Acres)
Province	Ontario
Postal Code	N1K1Y8

Amenities

Features	Irregular lot size
Parking Spaces	4
Parking	Garage
# of Garages	1

Interior

Appliances	Dishwasher, Dryer, Microwave, Hood Fan, Stove, Washer, Water softener, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Brick, Vinyl siding
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Lot Description 25.8 x 107 FT ; 26.31X101.94
Foundation Poured Concrete

Listing Details

Listing Office RIGHT AT HOME REALTY



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