# \$1,429,900 - 244 Carrington Drive, Guelph (kortright West)

MLS® #X12449989

\$1,429,900

5 Bedroom, 4.00 Bathroom, Single Family on 0.00 Acres

Kortright West, Guelph (kortright West), Ontario

Impressive 5-bdrm, 3.5-bath home W/LEGAL 2-bdrm + den W/O bsmt apt offering 3400sqft of living space backing onto greenspace! Stunning curb appeal W/modern black dbl car garage & window framing (2023), front porch, distinctive architectural lines & landscaped front yard. Inside the main level offers spacious layout for modern living & entertaining. Front office W/tray ceilings, bamboo floors & bay window. Living room W/new gas fireplace is framed by 2 large windows. Chef-inspired kitchen W/dark cabinetry, granite counters, top-tier S/S appliances incl. B/I oven, tile backsplash & centre island W/bar-height wood countertop & seating. Dining area W/vaulted ceiling, custom wall of B/Is W/coffee bar, storage & wall of windows framing views of backyard. Step outside to upper-level Trex composite deck & take in views of greenspace beyond. 2pc bath completes this level. Upstairs primary bdrm boasts multiple windows, W/I closet & 5pc ensuite W/oversized vanity, quartz counters, dbl sinks, soaker tub & W/l glass shower. 2 add'I bdrms share 4pc bath with tub/shower & large vanity. Laundry area is located in the upper level bathroom. Legal W/O bsmt apt offers 2 bdrms + den (one bdrm has B/I closet organizer), kitchen W/ample cabinetry & 4pc bath W/modern vanity, tub/shower & its own laundry. Luxury vinyl plank floors & sliding







glass doors flood space W/natural light & provide access to lower deck & backyard. Ideal for multi-generational living or income potential, this well-designed apt offers opportunity to offset your mtg W/strong rental potential of approx. \$3000/mth, private entrance & close prox. to UofG. Outside the fenced backyard offers lower deck W/stairs connecting to upper level, grassy area & peaceful wooded backdrop making it ideal space for families & pets. Upgrades: metal roof 2021, furnace & AC 2016, triple-pane windows Dec 2023, exterior & garage doors 2024 & fencing 2020. Walking distance to Rickson Ridge PS, mins from UofG & easy access to Hanlon Pkwy & 401! (id:6289)

#### **Essential Information**

Listing # X12449989 Price \$1,429,900

Bedrooms 5 Bathrooms 4.00

Half Baths 1

Acres 0.00

Type Single Family

Sub-Type Freehold

## **Community Information**

Address 244 Carrington Drive

Subdivision Kortright West

City Guelph (kortright West)

Province Ontario
Postal Code N1G5K2

#### **Amenities**

Amenities Park, Public Transit, Schools, Place of Worship, Fireplace(s)

Features Conservation/green belt

Parking Spaces 4

Parking Attached Garage, Garage

# of Garages 2

#### Interior

Appliances Water Heater, Alarm System, Dishwasher, Dryer, Oven, Hood Fan,

Stove, Washer, Window Coverings, Refrigerator

Heating Natural gas Forced air Cooling Central air conditioning

Fireplace Yes

# of Fireplaces 1 # of Stories 2

Has Basement Yes

Basement Walk out

### **Exterior**

Exterior Brick, Vinyl siding

Lot Description 46.6 x 104.1 FT|under 1/2 acre

Foundation Poured Concrete

## **Listing Details**

Listing Office RE/MAX Real Estate Centre Inc





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