

\$924,900 - 21 Old Colony Trail, Guelph (kortright Hills)

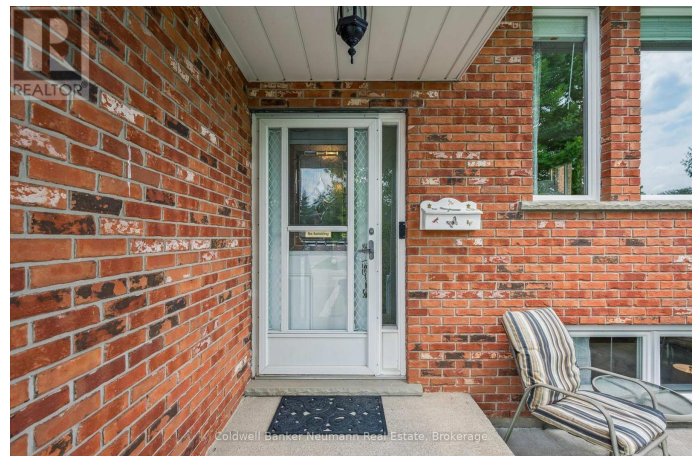
MLS® #X12450517

\$924,900

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Kortright Hills, Guelph (kortright Hills), Ontario

This classic sidesplit offers room to grow with multiple levels of living space and a layout that balances functionality with warmth and is the definition of a true family home. Set in a well-established neighbourhood where pride of ownership shines, this home is move-in ready and packed with thoughtful updates. Step into the spacious, updated kitchen featuring granite countertops, a central island, and sun tunnels that fill the space with natural light. A separate dining room and formal living room create the perfect setup for hosting, while the cozy family room with a gas fireplace overlooks the lush, landscaped backyard. Upstairs, you'll find three generous bedrooms, including a primary suite with a walk-in closet and private ensuite. Unwind in the main bath's luxurious soaker tub perfect for end-of-day relaxation. The lower level is newly carpeted and offers a large rec room and an extra room ideal as a 4th bedroom, home office or gym. A 5th level offers an additional unfinished basement that gives you all the storage you could need or the potential for future expansion. Enjoy the convenience of main floor laundry/mudroom with access to the double-car garage. Step out the French doors from the living room to the expansive 5-year-old deck and take in the sights of the nature-filled yard complete with a natural gas BBQ line, perfect for entertaining. The patio area alongside the deck is wired and ready to accommodate a hot tub if you feel so inclined. Peace of mind comes with newer windows and a roof just 7 years young. If



you've been searching for a home with space, comfort, and timeless charm this could be the perfect fit. Book your private showing today.
(id:6289)

Essential Information

Listing #	X12450517
Price	\$924,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	21 Old Colony Trail
Subdivision	Kortright Hills
City	Guelph (kortright Hills)
Province	Ontario
Postal Code	N1G4A3

Amenities

Amenities	Public Transit, Fireplace(s)
Parking Spaces	4
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Water softener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
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Exterior Features	Landscaped
Lot Description	49.2 x 145.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office Coldwell Banker Neumann Real Estate



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