

\$999,999 - 75 Shadybrook Crescent, Guelph (kortright West)

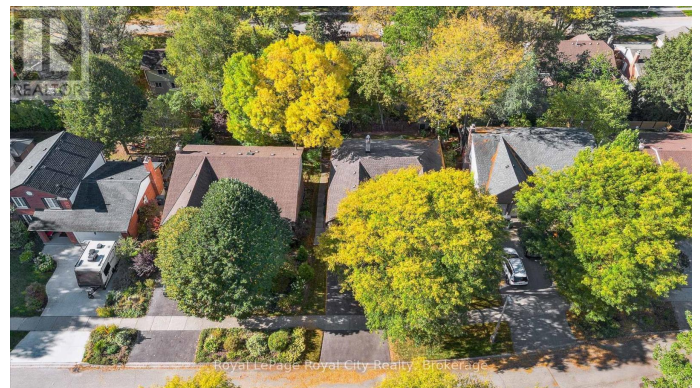
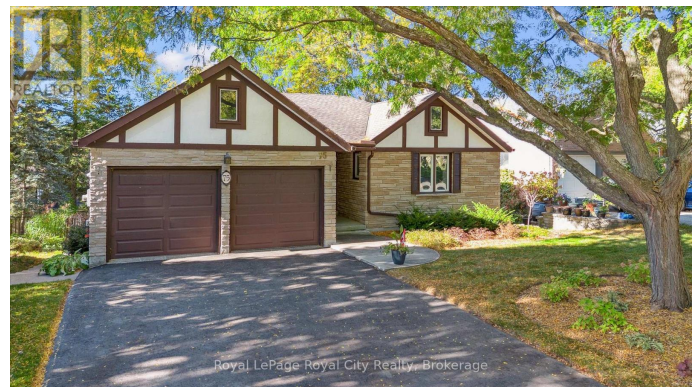
MLS® #X12456537

\$999,999

4 Bedroom, 3.00 Bathroom,
Single Family on 0.00 Acres

Kortright West, Guelph (kortright West),
Ontario

Welcome to 75 Shadybrook Crescent - a charming Tudor-style bungalow nestled in the highly desirable Kortright West neighbourhood, just steps from Preservation Park and its incredible trail system! With over 2,600 sq ft of finished living space, including a walk-out lower level, this 3+1 bedroom, 3-bathroom home offers both character and flexibility for a variety of lifestyles. The main floor features hardwood flooring and an open-concept living and dining area centred around a stunning full-height stone fireplace. Three spacious bedrooms and two full bathrooms make everyday living comfortable and functional. Downstairs, the finished walk-out lower level adds even more opportunity. With a second kitchen, full bathroom, large recreation room with its own fireplace, and a fourth bedroom, its an ideal setup for multi-generational living or mortgage helper. Outside, the backyard provides shade and privacy under a canopy of mature trees - perfect for relaxing or outdoor entertaining. An attached garage and double driveway add convenience, and commuting is a breeze with fast access to the Hanlon. Lovingly maintained and move-in ready, this home gives you the flexibility to enjoy it as-is and update at your own pace. Settle in and soak up fall in one of Guelphs most nature-connected neighbourhoods! (id:6289)



Essential Information

Listing #	X12456537
Price	\$999,999
Bedrooms	4
Bathrooms	3.00
Acres	0.00
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	75 Shadybrook Crescent
Subdivision	Kortright West
City	Guelph (kortright West)
Province	Ontario
Postal Code	N1G3H6

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Public Transit, Fireplace(s)
Features	Gazebo
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water Heater, Water meter, Water softener, Dishwasher, Garage door opener, Microwave, Hood Fan, Washer, Window Coverings, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Brick, Stucco
Lot Description	55.1 x 107.6 FT

Foundation

Poured Concrete

Listing Details

Listing Office

Royal LePage Royal City Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 16th, 2025 at 8:31am PDT