

\$1,465,000 - 91 Abbey Close, Hamilton (ancaster)

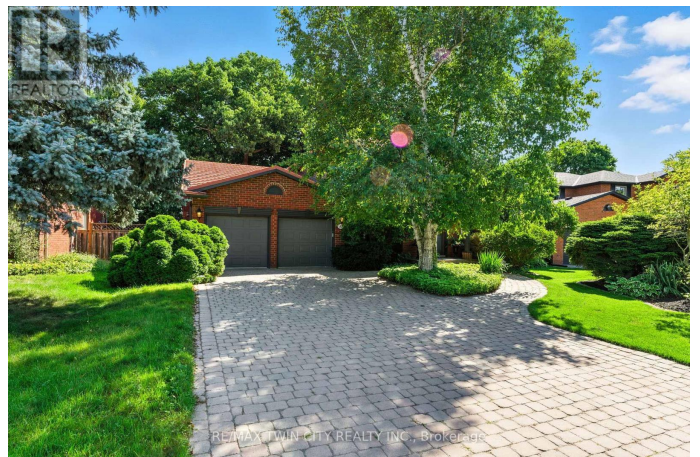
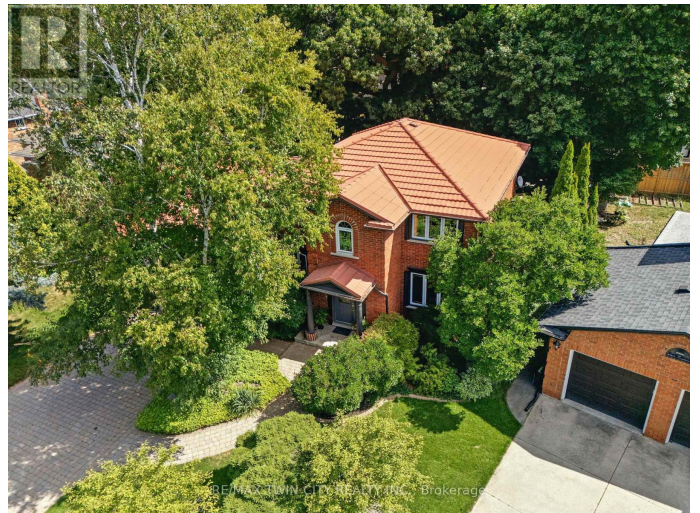
MLS® #X12462635

\$1,465,000

4 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Ancaster, Hamilton (ancaster), Ontario

Nestled in one of Ancasters most desirable neighbourhoods, this warm inviting 3502 square foot finished home with 4-beds, 4-baths offers the perfect blend of elegance, comfort, and functionality. Boasting incredible curb appeal with beautifully landscaped yards, this property is a true sanctuary for families and entertainers alike. Step inside to a chefs kitchen featuring quartz countertops, stainless steel appliances, and ample space for cooking and gathering. The heart of the home, the cozy family room, invites you to unwind with a gas fireplace perfect for those chilly nights with loved ones. In addition to the generously sized bedrooms, the main floor features a dedicated office space perfect for working from home in privacy and comfort. A separate formal living room provides a welcoming space for guests or quiet relaxation, while the distinct dining room offers the ideal setting for family gatherings. Whether you're hosting or unwinding, this home offers the flexibility and functionality to suit your lifestyle. Downstairs, the fully finished basement offers incredible flexibility with in-law suite potential, complete with a separate entrance and a spacious recreational room, ideal for entertaining or accommodating guests. Step outside into your private backyard oasis complete with a tranquil water fountain, surround sound speaker system, and a charming gazebo with hydro, perfect for relaxing evenings under the stars. A matching steel-roofed shed with 60-amp service adds more function to this already



impressive yard. This home is built for comfort and efficiency with a NuTone attic space ventilator system, a durable steel roof, 200-amp main panel, 100-amp and 60-amp sub panels. The intercom system throughout the home provides added convenience for seamless communication. Whether you're hosting family gatherings, enjoying peaceful nights in, or accommodating extended family, this home checks all the boxes. Don't miss your chance to own this exceptional Ancaster gem! (id:6289)

Essential Information

Listing #	X12462635
Price	\$1,465,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	91 Abbey Close
Subdivision	Ancaster
City	Hamilton (ancaster)
Province	Ontario
Postal Code	L9G4K9

Amenities

Amenities	Golf Nearby, Hospital, Park, Place of Worship, Fireplace(s)
Features	Lighting, Gazebo
Parking Spaces	8
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Intercom, Dishwasher,
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	Dryer, Garage door opener, 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

Exterior

Exterior	Brick, Concrete
Exterior Features	Landscaped
Lot Description	55.9 x 108.5 FT
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX TWIN CITY REALTY INC.



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