

\$900,000 - 108 Lou Hilts Crescent, Guelph/eramosa (rockwood)

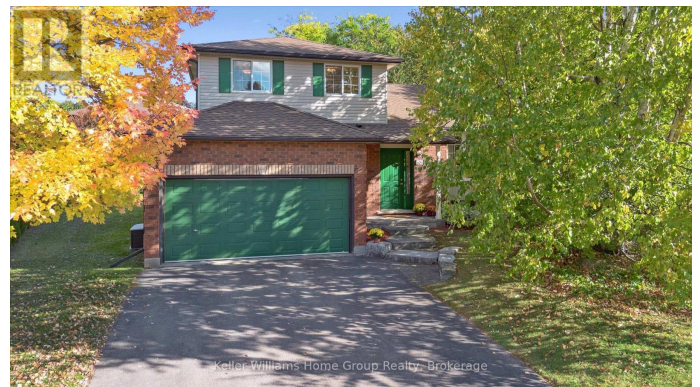
MLS® #X12466447

\$900,000

3 Bedroom, 2.00 Bathroom,
Single Family on 0.00 Acres

Rockwood, Guelph/eramosa (rockwood),
Ontario

Family Living in the Heart of Rockwood!
Welcome to this fabulous Brazolot-built side-split, lovingly maintained by its original owner for the past 31 years. Perfectly positioned at the top of a quiet, child-safe court, this home is the kind of place where kids learn to ride bikes, play street hockey, basketball, four square-or even a good old-fashioned game of hopscotch-right outside the front door. This is a home and a neighbourhood designed for making memories. Set on a generous pie-shaped lot, the 1591 sq. ft. property features a two-car garage, 3 bedrooms, 2 bathrooms, spread across a thoughtfully designed three-level floorplan. And if you need more room, the two lower levels provide an additional 850 sq. ft. of unfinished space-ready to become whatever your family needs next. Step inside and you're greeted by a spacious foyer that flows into the bright main-level family room, complete with a cozy gas fireplace and custom built-in bookcase. A convenient 2-piece bath is tucked nearby. Just a few steps up, you'll find the heart of the home: a kitchen with breakfast area overlooking the backyard, opening through a servery window to the dining room. The living and dining rooms boast cathedral ceilings and bay windows, filling the space with light and warmth. The upper level offers 3 generous bedrooms, including a primary suite



with a walk-in closet and ensuite privilege. Downstairs, the possibilities are endless: two levels of unfinished space ideal for additional bedrooms, a rec or games room, or even a home theatre. The lowest level is already roughed-in for a third bathroom, with plenty of storage to spare. Beyond the walls, this location is unbeatable. You're within walking distance to school, parks, conservation area trails, and green space, all while enjoying the quiet comfort of one of Rockwood's most desirable neighbourhoods. Recent updates include a newer furnace & A/C (2015), roof (2022), and eaves cleaned (2025), giving you peace of mind as you settle in. (id:6289)

Essential Information

Listing #	X12466447
Price	\$900,000
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	108 Lou Hilts Crescent
Subdivision	Rockwood
City	Guelph/eramosa (rockwood)
Province	Ontario
Postal Code	N0B2K0

Amenities

Amenities	Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Cul-de-sac, Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage

of Garages 2

Interior

Appliances Garage door opener remote(s), Water softener, Dryer, Microwave, Stove, Washer, Refrigerator

Heating Natural gas Forced air

Cooling Central air conditioning

Fireplace Yes

of Fireplaces 1

Exterior

Exterior Brick, Vinyl siding

Lot Description 54.1 x 133.6 FT ; 54.07 X 133.58 X 121.33 X 109.39

Foundation Poured Concrete

Listing Details

Listing Office Keller Williams Home Group Realty



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