

\$1,200,000 - 184 Macalister Boulevard, Guelph (Kortright East)

MLS® #X12468007

\$1,200,000

3 Bedroom, 4.00 Bathroom,
Single Family on 0.00 Acres

Kortright East, Guelph (Kortright East), Ontario

Welcome to 184 MacAlister Blvd - a truly exceptional home in one of South Guelph's most desirable neighbourhoods. Built in 2019 and beautifully customized throughout, including all quartz countertops, upgraded flooring, and staircase, this stunning two-storey residence offers refined living for those who appreciate quality, space, and style. From its gorgeous curb appeal with manicured lawn and tasteful stonework to the elegant interior finishes, every detail has been thoughtfully designed. The main floor features a formal dining area perfect for family gatherings or entertaining, a spacious upgraded kitchen with extended cabinetry, custom island, and abundant counter and cupboard space, plus a bright, open-concept living room highlighted by a custom electric fireplace and mantel. Sliding doors lead to a fully fenced backyard complete with stone patio and walkway, an ideal retreat for summer evenings or weekend entertaining. Upstairs, you'll find three generous bedrooms plus an open family room that can double as a play area, home office or be converted to a fourth bedroom. The impressive primary suite offers double closets including a jaw dropping walk-in, and a luxurious 5+ piece ensuite featuring a deep soaker tub, glass shower, and dual vanities. A 5-piece main bath and convenient laundry room with additional storage complete the level. The fully finished



basement expands your living space with a comfortable recreation room, additional office or hobby area, plenty of storage including the cold cellar, and another full bathroom - perfect for guests, teens, or extended family. Situated in the heart of South Guelph, this home is surrounded by top-rated schools, parks, restaurants, and shopping, with quick access to the 401 and the University of Guelph. Meticulously maintained, beautifully landscaped, and boasting one of the nicest lots on the street, 184 MacAlister Blvd stands out from the rest - a perfect blend of elegance, functionality, and modern family living.

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Essential Information

Listing #	X12468007
Price	\$1,200,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	184 Macalister Boulevard
Subdivision	Kortright East
City	Guelph (kortright East)
Province	Ontario
Postal Code	N1G0G8

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools, Fireplace(s)
Parking Spaces	3
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Water softener, Dishwasher, Dryer, Stove, Washer, Refrigerator
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped
Lot Description	30.2 x 119.8 FT
Foundation	Poured Concrete

Listing Details

Listing Office Century 21 Heritage House Ltd



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