

\$1,750,000 - 70 Waverley Drive, Guelph (riverside Park)

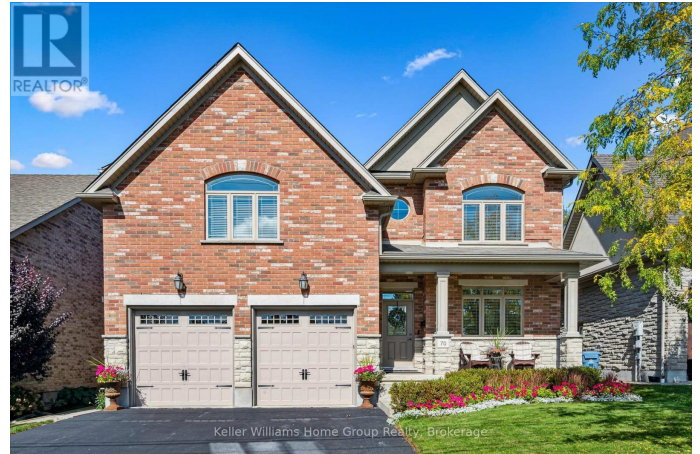
MLS® #X12440127

\$1,750,000

5 Bedroom, 5.00 Bathroom,
Single Family on 0.00 Acres

Riverside Park, Guelph (riverside Park),
Ontario

Magnificent Riverside Park Home on the Golf Course! Welcome to a rare opportunity to live in a beautiful, custom-built, 5-bedroom, 5-bathroom home backing directly onto the fairways of Guelph Country Club. With over 4,900 sq ft of finished living space, this exceptional property offers flexibility for multigenerational families. Step inside to a grand main floor featuring 9-ft ceilings, porcelain tile, and rich hardwood flooring throughout. The chef's kitchen is a showstopper with quartz countertops, built-in appliances, and an oversized island with double sinks, making it perfect for preparing your favorite meals. It opens onto a large family room with a stunning stone-surround and gas fireplace, and to the sunwashed dining room that extends outdoors to the custom cedar deck with gorgeous, treeline view. Plus the spacious yard--your own private retreat--backs onto the picturesque Guelph Golf & Country Club. Upstairs, the spacious primary bedroom retreat offers 2 walk-in closets and a spa-inspired ensuite finished with Quartz countertops, full-sized corner soaker tub, and custom glass shower. And there are 2 more bedrooms and a 5-piece bath ideal for a growing family or extended household. What sets this home apart is the legal 1-bedroom apartment, perfect for guests or independent family living. The fully finished basement offers additional space with oversized windows, gas fireplace, large



entertaining space, bathroom, and bedroom with side entrance, which can be converted to a separate apartment. The extra-deep garage is fully insulated with an EV charger. Tucked into North Guelph's peaceful Riverside Park area, you're minutes from outdoor fun (golf, walking/hiking//bike trails, cross-country skiing, tobogganing, and playgrounds), shopping, and Guelph's vibrant downtown. Whether you're housing family or craving a peaceful view from your back deck, this home is thoughtfully designed, meticulously maintained, and move-in ready for your extended family.

(id:6289)

Essential Information

Listing #	X12440127
Price	\$1,750,000
Bedrooms	5
Bathrooms	5.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	70 Waverley Drive
Subdivision	Riverside Park
City	Guelph (riverside Park)
Province	Ontario
Postal Code	N1E6C8

Amenities

Amenities	Park, Golf Nearby, Schools, Public Transit, Hospital, Fireplace(s)
Utilities	Cable, Electricity, Sewer
Features	Sump Pump
Parking Spaces	6
Parking	Attached Garage, Garage
# of Garages	2

Interior

Appliances	Garage door opener remote(s), Central Vacuum, Water purifier, Water softener, Water meter, Dishwasher, Dryer, Freezer, Microwave, Two stoves, Washer, Window Coverings, Two Refrigerators
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Brick Facing
Exterior Features	Landscaped
Lot Description	49.3 x 156 FT under 1/2 acre
Foundation	Poured Concrete

Listing Details

Listing Office	Keller Williams Home Group Realty
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