



**\$1,224,900**

## **22 ROOKE CT, GUELPH, ON N1K 0B8, CANADA**

<https://krealtypros.com>

Tucked away on a quiet family-friendly court, 22 Rooke Court offers the perfect blend of privacy, space, and functionality in one of Guelph's most desirable west-end neighbourhoods. Set on an oversized pie-shaped lot backing onto protected greenspace, this home offers a rare sense of privacy and natural surroundings while still being just minutes from schools, [...]

- 4 beds
- 4 baths
- Single Family Residence
- Residential
- Active
- 2262 sq ft



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## Building Details

**Stories:** 2

**Parking Features:** Attached Garage, Asphalt

**Covered Spaces:** 1.5

**Garage Spaces:** 1.5

**Building Area Total:** 3234 sq ft

**View:** Forest, Pool, Trees/Woods

**Construction Materials:** Brick, Vinyl Siding

**Roof:** Asphalt Shing

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## Amenities & Features

**Water Source:** Municipal

**Spa Yes/ No:** 1

**Appliances:** Water Heater Owned, Water Softener

**Sewer:** Sewer (Municipal)

**Cooling:** Central Air

**Interior Features:** Accessory Apartment, Auto Garage Door Remote(s), Built-In Appliances

**Frontage Type:** East

**Patio & Porch Features:** Deck, Patio

**View Yes / No:** 1

**Pool Features:** Above Ground

**Spa Features:** Heated, Hot Tub

**Attached Garage Yes/ No:** 1

**Heating:** Forced Air, Natural Gas

**Fireplace Features:** Family Room, Gas, Recreation Room

