



**\$949,999**

## **256 W ACRES DR, GUELPH, ON N1H 7P1, CANADA**

<https://krealtypros.com>

Welcome to 256 West Acres Drive, a beautifully maintained detached home nestled in Guelph's established Willow West/Sugarbush/ West Acres community - a family-friendly neighbourhood known for its mature trees, spacious lots, and excellent schools. Offering 2,224 square feet of bright and inviting living space, this 4-bedroom, 3-bathroom home combines comfort, functionality, and exceptional curb appeal. [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 1667 sq ft



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## Building Details

**Building Area Total:** 2224 sq ft

**Parking Features:** Attached Garage, Garage Door Opener

**Security Features:** Carbon Monoxide Detector(s), Smoke Detector(s)

**Covered Spaces:** 1

**Construction Materials:** Aluminum Siding, Brick Veneer

**Garage Spaces:** 1

**Roof:** Shingle

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## Amenities & Features

**Water Source:** Municipal-Metered

**Patio & Porch Features:** Deck

**Architectural Style:** Two Story

**Appliances:** Water Softener, Dishwasher, Dryer, Gas Oven/Range, Range Hood, Refrigerator, Washer

**Pool Features:** In Ground

**Sewer:** Sewer (Municipal)

**Exterior Features:** Landscaped

**Cooling:** Central Air, Energy Efficient

**Attached Garage Yes/ No:** 1

**Interior Features:** High Speed Internet, Central Vacuum, Auto Garage Door Remote(s), Ceiling Fan(s), Wet Bar, Work Bench

**Heating:** Forced Air

**Frontage Type:** East

**Fireplace Features:** Gas

**Fencing:** Full

