



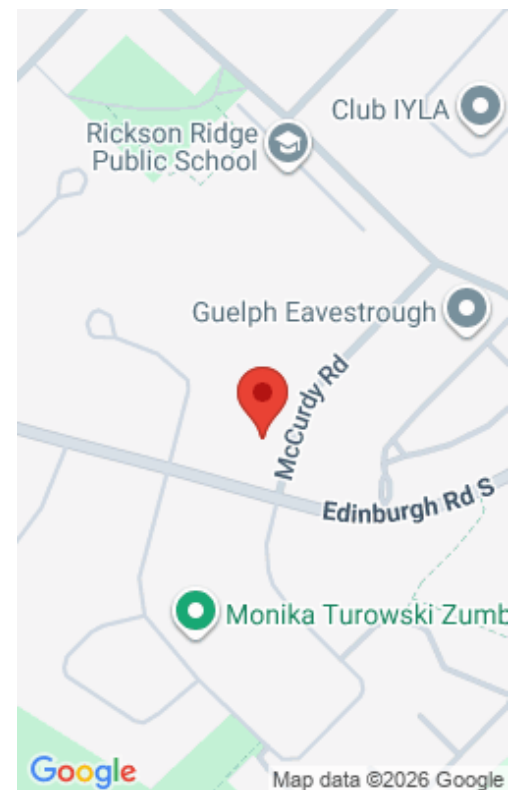
**\$949,900**

## **47 MCCURDY RD, GUELPH, ON N1G 4Z9, CANADA**

<https://krealitypros.com>

Located in Guelph's sought-after Kortright West neighbourhood, this spacious home offers 4 bedrooms, 2.5 bathrooms, and multiple living areas to suit your lifestyle. A charming exterior opens to a functional, family-friendly entryway with garage access and a conveniently located powder room. The main level is bright and inviting, with a flowing layout that's perfect for [...]

- 4 beds
- 3 baths
- Single Family Residence
- Residential
- Active
- 2005 sq ft



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# Building Details

|                                                              |                                                                                                                    |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Stories:</b> 2                                            | <b>Building Area Total:</b> 2490 sq ft                                                                             |
| <b>Parking Features:</b> Attached Garage, Garage Door Opener | <b>Security Features:</b> Carbon Monoxide Detector, Smoke Detector, Carbon Monoxide Detector(s), Smoke Detector(s) |
| <b>Covered Spaces:</b> 1.5                                   | <b>Construction Materials:</b> Brick, Brick Veneer, Vinyl Siding                                                   |
| <b>Garage Spaces:</b> 1.5                                    | <b>Roof:</b> Asphalt Shing                                                                                         |

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# Amenities & Features

|                                          |                                                                                                                                                           |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Source:</b> Municipal-Metered   | <b>Patio &amp; Porch Features:</b> Deck, Patio, Porch                                                                                                     |
| <b>Architectural Style:</b> Traditional  | <b>Appliances:</b> Water Heater, Water Purifier, Water Softener, Dishwasher, Dryer, Disposal, Gas Oven/Range, Gas Stove, Range Hood, Refrigerator, Washer |
| <b>Sewer:</b> Sewer (Municipal)          | <b>Exterior Features:</b> Landscaped                                                                                                                      |
| <b>Window Features:</b> Window Coverings | <b>Cooling:</b> Central Air                                                                                                                               |
| <b>Attached Garage Yes/ No:</b> 1        | <b>Interior Features:</b> High Speed Internet, Auto Garage Door Remote(s), Florescent Lights, In-law Capability, In-Law Floorplan, Rough-in Bath          |
| <b>Heating:</b> Natural Gas              | <b>Frontage Type:</b> West                                                                                                                                |
| <b>Fireplace Features:</b> Roughed In    | <b>Fencing:</b> Full                                                                                                                                      |

