



**\$1,250,000**

## **449 KELSO DR, WATERLOO, ON N2V 2S1, CANADA**

<https://adamgracie.ca>

Welcome to your dream home, perfectly situated on a private lot overlooking serene fields in the prestigious Conservation Meadows neighborhood. This prime Waterloo location offers peaceful, natural surroundings with unbeatable convenience. Just minutes away, Laurel Creek Conservation Area is a hidden gem, offering year-round activities like hiking, swimming, canoeing, and sailing. With 4.5 km of...

- 3 beds
- 2 baths
- Residential
- Single Family Residence
- Active
- Other, 2686.56 sq ft



# Rooms

Room type
Bathroom
Dining Room
Family Room
Foyer
Kitchen
Breakfast Room
Laundry
Living Room
Bedroom Primary
Bedroom
Bedroom Primary



# Building Details

<b>Year built:</b> 2006	<b>ArchitecturalStyle:</b> Two Story
<b>ParkingTotal:</b> 4	<b>NewConstructionYN:</b> No
<b>Heating:</b> Forced Air, Natural Gas	<b>Basement:</b> Full, Separate Entrance, Sump Pump, Unfinished, Walk-Up Access
<b>FireplacesTotal:</b> 1	<b>Exterior material:</b> Aluminum Siding, Brick, Stucco
<b>Roof:</b> Asphalt Shing	<b>Parking:</b> 4, Asphalt, Attached Garage

# Amenities & Features

<b>Features:</b> Air Exchanger, Auto Garage Door Remote(s), Ceiling Fan(s), Central Vacuum, Family Room, Floor Drains, Gas, Rough-in Bath	<b>Security Features:</b> Alarm System
<b>Amenities:</b> Dishwasher, Dryer, Microwave, Oven, Range, Refrigerator, Stove, Washer, Water Heater, Water Softener	<b>WindowFeatures:</b> Window Coverings
<b>ExteriorFeatures:</b> Landscaped, Privacy, Private Entrance	<b>Waterfront available:</b> No
<b>GarageYN:</b> Yes	<b>AttachedGarageYN:</b> Yes
<b>CoolingYN:</b> No	<b>Cooling:</b> Central Air
<b>PoolPrivateYN:</b> No	<b>FireplaceYN:</b> Yes

