



Royal LePage Wolle Realty
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Nestled on a serene, PIE-SHAPED GREENBELT LOT in a quiet cul-de-sac in the coveted Huron Park neighborhood, this stunning Freure-built residence masterfully blends elegance with modern functionality. Step through the DOUBLE-DOOR ENTRY into a sun-drenched foyer, where sightlines immediately draw you toward the inviting living room, anchored by a COZY GAS FIREPLACE & MANTLE and flanked by transom windows that flood the space with light. Decorative pillars gracefully frame the entrance to the dining room, which flows seamlessly into a generous kitchen—featuring ABUNDANT COUNTER SPACE, a tumbled marble backsplash, stainless steel appliances including a gas stove, and rich stained cabinetry with a practical side pantry. The CENTRAL ISLAND PENINSULA invites casual gatherings and overlooks the dining area, where sliding glass doors open onto a TWO-TIER ENTERTAINMENT-SIZED DECK, offering breathtaking views of the expansive backyard and uninterrupted greenspace stretching toward Banffshire Park. Upstairs, discover a VERSATILE FAMILY ROOM and convenient upper-floor laundry, along with a PRIMARY SUITE COMPLETE WITH A WALK-IN CLOSET AND A 3PC ENSUITE featuring a glass-enclosed tiled shower. Two additional bedrooms and a well-appointed family bathroom complete this level. The UNSPOILED LOWER LEVEL presents a blank canvas, bathed in natural light from large windows and equipped with rough-in plumbing for a future bathroom. PRACTICALITY MEETS FUNCTIONALITY with interior access to the double car garage, a newly paved driveway (2025) accommodating up to four vehicles, a new roof (2021), and updated lighting throughout. Embrace a lifestyle of effortless connectivity, with quick access to major routes including the Conestoga Parkway and Highway 401, and immerse yourself in the lush, natural beauty of the Huron Natural Area, just moments from your door. This is more than a house—it's the backdrop for your next chapter.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2024



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015



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THE RIZ TEAM
• REAL ESTATE PROFESSIONALS •

Welcomes you to

957 BANFFSHIRE COURT
KITCHENER, ONTARIO, N2R 1W8

3 Bedroom | 2.5 Bathroom | 1,985 sqft + Unfinished 784 sqft = 2,770
Built in 2007 | Taxes \$5,521.60/2025
Lot Size: 23.24 ft x 149.88 ft

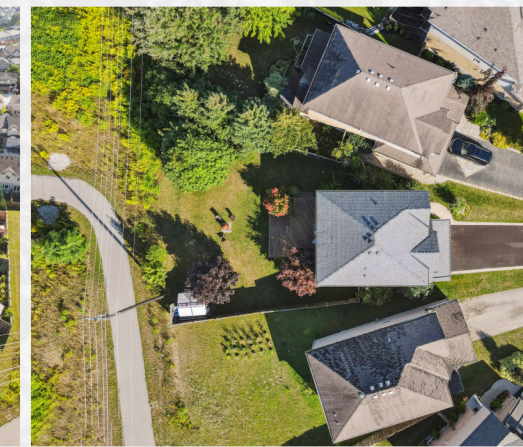
www.957banffshire.ca

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IMPRESSIVE FEATURES

- Built By Freure Homes
- Quiet Cul-De-Sac Location
- Landscaped Grounds
- Double Door Entrance With Iron Glass Inserts
- Tiled Foyer
- Bright Kitchen
- Double Kitchen Sink W/Pull Down Faucet
- Stainless Appliances
- Tumbled Marble Backsplash
- Side Pantry Cupboards
- Dinette Overlooking Backyard
- Rear 2 Tier Deck
- Decorative Columns Between Dinette And Living Room
- Lennox Gas Fireplace
- Bullnose Drywalled Trim Throughout
- Oak Railings
- Main Living Room With Gas Fireplace & Mantle
- Side Transom Windows With Views Of Backyard
- Laundry On Second Level (Stair Landing)
- Upper Family Room With High Ceiling
- Primary Room W/ Walk In Closet And 3 Pc Ensuite (Glass Encased Tiled Shower)
- Primary Bedroom Wall Mounted Tv Included
- 4 Pc Upstairs Bathroom W/Closet
- Upgraded Light Fixtures Throughout
- No Direct Rear Neighbours (Greenbelt Lot)
- Basement - (Unfinished) Lookout Windows & Rough In For Bathroom
- Double Garage With Opener
- Brand New Asphalt Driveway With Parking For 4
- Pie Shaped Lot
- Water Softener
- Roof (2021)
- Close Proximity To Various Amenities & Choice Schools
- Walking Trails Within The Huron Park Community



Huron Park

Huron Park in Kitchener is a vibrant, family-oriented neighbourhood that perfectly blends modern living with access to nature. At the heart of the community lies the Huron Natural Area, a stunning 107-hectare green space featuring scenic trails, boardwalks, wetlands, forests, and playgrounds, offering year-round outdoor activities like hiking, biking, birdwatching, and even pond skating in winter. The neighbourhood has grown rapidly in recent years, with a mix of detached homes, townhouses, and condominiums that appeal to families, first-time buyers, and professionals alike. Residents benefit from excellent connectivity, with quick access to Highway 401, major routes like Fischer-Hallman Road, and Grand River Transit bus services. Everyday conveniences are close at hand, including shopping plazas, grocery stores, dining options, and fitness centers, with even more amenities continuing to develop in the area. Families appreciate the highly regarded schools nearby, such as Huron Heights Secondary School, along with parks, playgrounds, and recreational facilities. Known for its safe, welcoming atmosphere and strong sense of community, Huron Park is the perfect choice for those looking for a growing neighbourhood that combines modern amenities with beautiful natural surroundings.



Near By Amenities



SCHOOLS

Waterloo Region District School Board			Waterloo Catholic District School Board		
JK-8	Oak Creek P.S.	NOT BUSED	JK-8	St. Josephine Bakhita	BUSED
9-12	Huron Heights S.S.	NOT BUSED	9-12	St. Mary's S.S.	BUSED

FLOOR PLANS



NEIGHBOURHOOD

Nestled at the end of a quiet cul-de-sac in Kitchener’s family-friendly Huron Park, 957 Banffshire Court is a 2007-built, 1,972 sq ft detached home offering 3 bedrooms and 2.5 baths. Inside, it features a cozy gas-fireplace family room, eat-in kitchen, vaulted-ceiling bonus room, upper-level laundry, and a primary suite with walk-in closet and ensuite, while the unfinished basement includes a rough-in for future expansion. The pie-shaped lot backs onto lush greenbelt, boasting a spacious deck, storage shed, and private yard. With ample parking, modern HVAC, central air, and thoughtful upgrades—including central-vacuum roughed-in and auto garage controls—this home stands out both for comfort and convenience.

