



Royal LePage Wolle Realty
71 Weber St. E, Kitchener, ON N2H 1C6
519-578-7300



Discover a rare gem in the sought-after Country Hills neighborhood. This lovingly maintained, one-owner 3+1 BEDROOM BACKSPLIT HOME sits on a 60' foot frontage lot on a quiet interior crescent location adjacent to Sandsprings Court, offering both TRANQUILITY AND INCREDIBLE POTENTIAL. With a total finished living space of 1629sqft on 3 levels. Step inside to find a warm and inviting layout where gleaming cherry hardwood floors flow from the generous living room into the formal dining area. The bright, EAT-IN KITCHEN IS A CHEF'S DELIGHT, featuring granite countertops, a central island, tile backsplash, over the range microwave and custom cherry stained cabinetry with side pantry cupboards set on a tiled floor. The upper floor features NEW BROADLOOM THROUGHOUT (2020). The primary bedroom and 2 additional bedrooms along with the family 4pc bathroom with updated tile surround. A few steps down leads to a COZY FAMILY ROOM WITH A GAS FIREPLACE, a versatile fourth bedroom (perfect for an office or guest room), and a convenient 2pc bath. The UNTOUCHED LOWER BASEMENT LEVEL PRESENTS A BLANK CANVAS, currently housing a LARGE COLD ROOM, UTILITY AND STORAGE AREA and offering over 600 sqft of space to customize to your dreams, with the unique potential for a FUTURE IN-LAW SUITE OR DUPLEX INVESTMENT OPPORTUNITY with the side entrance door. Outside, your private oasis features BEAUTIFULLY LANDSCAPED GARDENS, A TRANQUIL POND WATER FEATURE, and a custom wood shed complete with hydro. Recent updates, including a new heat pump (2024) and roof (2017), ensure YEAR-ROUND COMFORT AND PEACE OF MIND. Enjoy an unparalleled location within walking distance of top-rated schools, parks, trails, and all amenities, with easy access to Conestoga College and Highway 401. This is more than a house—it's a lifestyle waiting for you.



A Top Tier Sales Team

*At Royal LePage Wolle Realty, Brokerage in KW 2016-2022



Top Producing Sales Representative

*At Royal LePage Wolle Realty, Brokerage in KW 2004-2015



ROYAL LePAGE
EXECUTIVE CIRCLE
AWARD 2022



ROYAL LePAGE
RED
DIAMOND
AWARD 2023



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THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

Welcomes you to 61 SANDSPRINGS CRESCENT KITCHENER, ON N2E 2A5

3+1 Bedroom | 1.5 Bathroom | 1161.48 SqFt + 467.21 SqFt = 1628.69 SqFt

Unfinished basement 622.22 SqFt

Built in 1976 | \$4,124.24/2025

Lot Size - 60.10 ft x 110.19 ft | 0.15 Acres

www.61sandsprings.ca

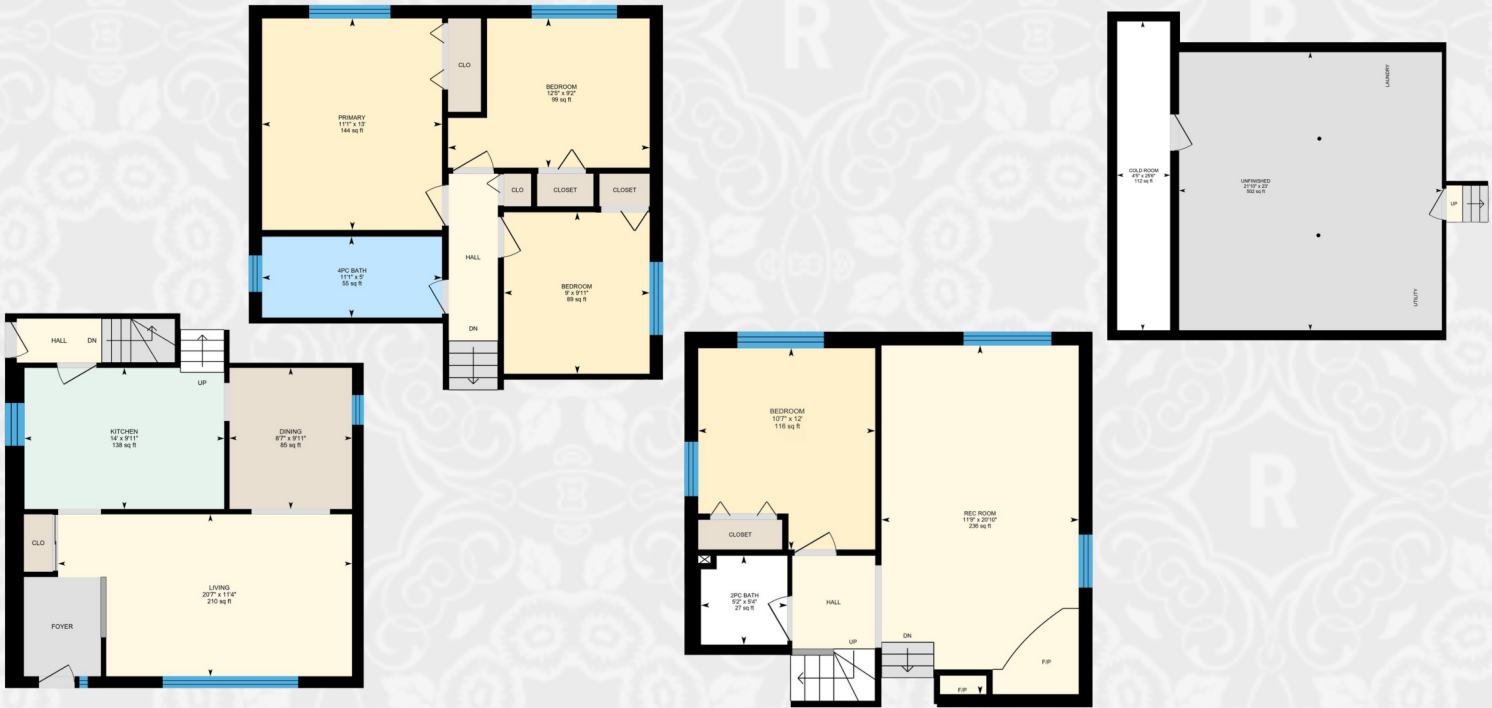
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IMPRESSIVE FEATURES

- New Flooring 10 Years Jatoba Cherry Hardwood Flooring In Living & Dining Room
- Newer Front Door With Iron Glass Inserts And Transom Side Light
- Wide Covered Front Entrance Porch
- Tiled Entrance Foyer
- Upgraded Kitchen W/Cherry Stained Custom Cabinetry
- Side Pantry Cupboards
- Granite Countertops
- Centre Island
- Over The Range Microwave Oven
- Newer Tub Tile Surround In Main Bathroom
- Lower Family Room With Gas Fireplace (As Is)
- 4th Bedroom Or Office Option On Lower Level
- 2pc Powder Room With Newer Toilet
- Unspoiled Basement Level, Utility Area And Storage
- Oversized Cold Room
- Owned Water Softener
- Alcan Vinyl Covered Windows
- New Roof (2017)
- New Heat Pump Unit (2024)
- New Carpeting (2020)
- Upgraded Baseboard Trim
- Newer Attic Insulation R60 (2018)
- Gas Fireplace In Lower Family Room (As Is Condition)
- Owned Crystal Clear Water Softener
- Backyard Pond Water Feature
- Custom Wood Shed With Hydro
- Main Electric Panel With New Pony Panel For Exterior Hydro And Lower Level Area
- Long Asphalted Driveway For Parking Up To 3 Cars
- Front Landscaping With Boxwood Hedging; Great Curb Appeal
- 60 Ft Frontage Lot On A Quiet Mature Tree Lined Street Adjacent To A Calm Court
- Well Manicured Landscaping With Huge Side Yard (Option For 2nd Driveway)
- Hydro And Landscaped Lighting And Garden Retaining Wall
- Cobble Rotundo Stone Patio In The Backyard With Walkway
- Side Entrance To Main Floor And Potential For Duplexing For Lower Levels

FLOOR PLAN



SCHOOLS

Waterloo Region District School Board		
JK-6	Country Hills P.S.	NOT BUSED
7-8	Laurentian P.S.	BUSED
9-12	Cameron Heights C.I.	BUSED
Waterloo Catholic District School Board		
JK-8	Our Lady of Grace	BUSED
9-12	St. Mary's Secondary School	NOT BUSED