



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



Welcome to modern living at its finest in the SOUGHT-AFTER COMMUNITY of Westwood Village! Built in 2025 by Huron Creek Developments, this stunning 1793sqft 3-bedroom, 2.5-bathroom home offers an EXCEPTIONAL BLEND OF STYLE, SPACE, AND FUTURE POTENTIAL—perfectly designed for today’s lifestyle. From the moment you arrive, the charming covered front porch invites you into a BRIGHT AND WELCOMING FOYER that opens into a beautifully designed open-concept great room. Sunlight pours through expansive windows, creating a WARM AND AIRY AMBIANCE that flows seamlessly into the contemporary kitchen—complete with sleek granite countertops, stainless steel appliances, stylish grey cabinetry, a convenient pantry, and an over-the-range microwave. The adjoining dining area features sliding doors, OFFERING THE PERFECT OPPORTUNITY to create your dream outdoor deck and entertaining space. Upstairs, retreat to a SPACIOUS PRIMARY SUITE featuring a walk-in closet and a private 3-piece ensuite. Two additional generously sized bedrooms, a modern 4-piece family bathroom, and the convenience of upper-level laundry complete this thoughtfully designed second floor. The walkout basement—boasting over 833 sqft of UNSPOILED SPACE—is a rare and valuable bonus, offering endless possibilities to customize to your needs, whether it be a future in-law suite, recreation area, or additional living quarters, all enhanced by LARGER WINDOWS AND DIRECT BACKYARD ACCESS. Set within the scenic and family-friendly Westwood Village Preserve community, you’re ideally located between Kitchener, Blair, and Cambridge—just minutes to Conestoga College, Highway 401, and a full range of shopping and everyday amenities. Surrounded by top-rated schools, parks, walking trails, and the natural beauty of the Grand River, this quiet crescent location offers the perfect balance of convenience and lifestyle. A truly exceptional opportunity to own a nearly new home in a thriving community—this is one you won’t want to miss!

### A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025

**#1** **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*  
**40 MOON CRES**  
**CAMBRIDGE, ON N1S 0C4**

3 Bedroom | 2.5 Bathrooms | 1793 SqFt

Built in 2025 | \$6,215.00/2025

Lot Size - 37.72 ft x 108 ft

519.716.7253

riz@therizteam.com

www.therizteam.com

**www.40moon.ca**

Not intended to solicit Sellers or Buyers currently under contract with another Realtor\*. Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being correct. Conditions, terms, lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



# IMPRESSIVE FEATURES

- Westwood Village Preserve community
- West Galt, Westview neighborhood
- Built by Huron Creek
- Modern grey kitchen cabinets
- Granite countertops in Kitchen
- Pull down kitchen faucet w/ separate soap dispenser
- OTR microwave, dishwasher, stove, double sink
- Kitchen pantry
- Slider door to rear
- Upgraded Espresso stain to handrail and spindles
- Zebra blinds throughout
- Main floor powder room
- Primary bedroom w/ walk in closet
- 3 piece ensuite
- Upstairs full 4 piece bathroom
- Upstairs laundry room w/ laundry sink
- Upstairs hallway linen closet
- WALK OUT basement
- Upgraded 10x24 address stone
- Modern misty grey brick exterior w/ black & Charwood aluminum
- Ironstone vinyl siding
- Sump pump
- ERV
- Tankless water heater (rental)
- Heat Pump
- Close to highways, schools, parks, trails, and the Grand River

# FLOOR PLAN



# SCHOOLS

Waterloo Region District School Board		
JK-6	Blair Rd P.S	BUSED
7-8	St. Andrews P.S	BUSED
9-12	Southwood SS	BUSED
Waterloo Catholic District School Board		
JK-8	St. Augustine	BUSED
9-12	Monsignor Doyle CSS	BUSED