



Royal LePage Wolle Realty
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Nestled within the prestigious and **HIGHLY SOUGHT-AFTER LAURELWOOD NEIGHBOURHOOD** of Waterloo, this extraordinary custom-built residence by “Grau” Homes presents a rare opportunity for luxurious living that includes a completely separate in-law suite. Set upon a **MAGNIFICENT, PRIVATE PREMIUM LOT**, the home is a masterpiece of superior engineering and design, featuring robust 2' x 6' construction and soaring 9-foot ceilings that exude an immediate sense of grandeur. Step through the covered entrance porch into a **BREATHTAKING TWO-STORY FOYER**, where a stately **SOLID WOOD** staircase with elegant white colonial railings beckons you inside. Sunlight pours through expansive windows, illuminating the formal living and dining rooms and offering delightful views of the charming, tree-lined neighborhood. The heart of the home is a chef's **DREAM KITCHEN**, **SHOWCASING CUSTOM CABINETRY** with boundless storage options, a sleek stainless vent hood, **LUXURIOUS GRANITE COUNTERTOPS**, extended cabinetry & counterspace along with a convenient desk nook, standup freezer, and a tumbled marble backsplash. A sprawling center island overlooks the sun-drenched dinette and family room, where a **COZY GAS FIREPLACE** and walls of windows frame the stunning backyard oasis. Sliders open to an impressive two-tier composite deck with intricate lighting and a serene stone patio, perfect for alfresco entertaining. Ascend the staircase, where **RICH HARDWOOD FLOORING** leads you to the private quarters. The generous primary suite is a true retreat, featuring a **FLEXIBLE SPACE IDEAL FOR A HOME OFFICE OR NURSERY**, a spacious walk-in closet, and a lavish five-piece ensuite complete with a jetted tub and separate shower. Three additional well-appointed bedrooms and a convenient second-floor laundry room complete this level. The **PROFESSIONALLY FINISHED LOWER LEVEL** unveils a stunning, self-contained in-law suite, boasting a stunning full kitchen, a spacious living room with a corner gas fireplace, a dining area, a full bedroom, and a four-piece bathroom with separate laundry facilities. A walkout leads to a **NEWLY INSTALLED STONE PATIO** and a private BBQ area, complete with elegant retaining walls and ambient lighting for magical evening gatherings. Beyond the home, enjoy the convenience of a **DOUBLE CAR GARAGE AND A CONCRETE DRIVEWAY** offering ample parking. The stunning landscaped grounds are accentuated by a paver stone walkway. Embrace the **LAURELWOOD LIFESTYLE WITH TOP-RATED SCHOOLS**, the serene trails of the Laurel Creek Conservation Area, and an array of parks and upscale shopping just moments from your doorstep. This is more than a home; it is a statement of elegance and an unparalleled living experience in one of Waterloo's most coveted locations.



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
867 CREEKSIDE DRIVE

WATERLOO, ONTARIO, N2V 2S7

4+1 Bedroom | 3.5 Bathroom | 3,191 sqft + 1,543 sqft = 4,734

Built in 2004 | Taxes \$11,197.31/2025

Lot Size: 55.31 ft x 106.46 ft

www.867creekside.ca

Not intended to solicit Sellers or Buyers currently under written 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 subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification.



IMPRESSIVE FEATURES

- Covered Entrance Porch
- 2 Storey Foyer
- Hardwood Stairs With White Colonial Trim Railings
- Hardwood Flooring & Tiled Flooring Aboard
- Formal Principal Living & Dining Rooms
- Custom Chef's Kitchen W/Staggered Upper Cabinetry
- Crown Moldings
- Tumbled Marble Tile Backsplash
- Extended Kitchen Counter (2022)
- Granite Countertops
- Stainless Appliances With Gas Stove & Range Hood
- Built-In Desk With Extended Cabinetry And A Separate Standup Freezer
- Family Room With Gas Fireplace & Mantle
- Large Windows Overlooking Rear Patio And Yard
- Sliders To Composite Deck With Gas Bbq Connection And Lighted Path To Patio
- Mud Room With Cabinetry And Sink With Access To Garage
- Primary Bedroom With Functional Space For Home Office/Nursery
- 5pc Luxurious Ensuite Bathroom W/Corner Jetted Tub & Separate Shower
- Professionally Finished Lower Level With In-Law Suite
- Stunning 2nd Kitchen On Lower Level
- Living & Dining Room With Corner Gas Fireplace On Lower Level
- 5th Bedroom And Full 4pc Bathroom With Corner Soaker & Rain Shower
- Separate Walkout Access To Newly Installed Side Patio With Lighted Retaining Wall, Seating Area, Fully Fenced With Double Gate, Ideal For Trailer Access Or Utility Access To Backyard
- Furnace & Ac 2014
- Upper Appliances:
- Fridge, Stove, Dishwasher, Range Hood (2021)
- Tankless Water Heater (December 2023) Owned
- Water Softener (January 2024) Owned
- Washer & Dryer (2023)
- Front Walkway And Landscaping (2022)
- Composite Deck (2024)
- Rear Patio (2024)
- Side Retaining Wall & New Patio (2025)
- Hardwood Floors On 2nd Floor (2020)
- Pool Table/Table Tennis In Dining Room (2021)
- Window Blinds (2024)
- UNO Security Alarm System (2024)
- Reolink Security Camera System with 6
- external cameras, DVR and monitor (2024)
- Philips Hue Hub
- Central Vacuum & Attachments
- All lower level appliances including additional Washer & Dryer set
- Games Room Items - Pool Table, Bench, Chair, Pool table tops, Billiard accessories
- 3 Island Chairs



Laurelwood

Nestled in the western part of Waterloo, the neighbourhoods of Erbville and Laurelwood offer a harmonious blend of suburban tranquility and urban convenience. Laurelwood, in particular, is one of the most sought-after communities in the city, consistently ranking high for livability thanks to its exceptional schools, low crime rates, and strong sense of community. Families are drawn to the area for its safe streets, well-maintained homes, and abundance of green spaces—including parks, trails, and nearby conservation areas that make outdoor living a year-round pleasure. Erbville, bordering Laurelwood, adds a touch of rural charm while still being close to essential amenities. The area is ideal for those who appreciate a quieter lifestyle without sacrificing access to shopping, dining, and public transit. Residents enjoy proximity to the University of Waterloo and the city’s thriving tech sector, making it a popular choice for professionals and academics alike. Whether you're walking to a local café, biking through the scenic trails, or simply enjoying the peaceful vibe of tree-lined streets, Waterloo West offers a lifestyle that balances comfort, connectivity, and community spirit. It's a place where neighbours know each other, kids play safely, and the pace of life feels just right.

Near By Amenities

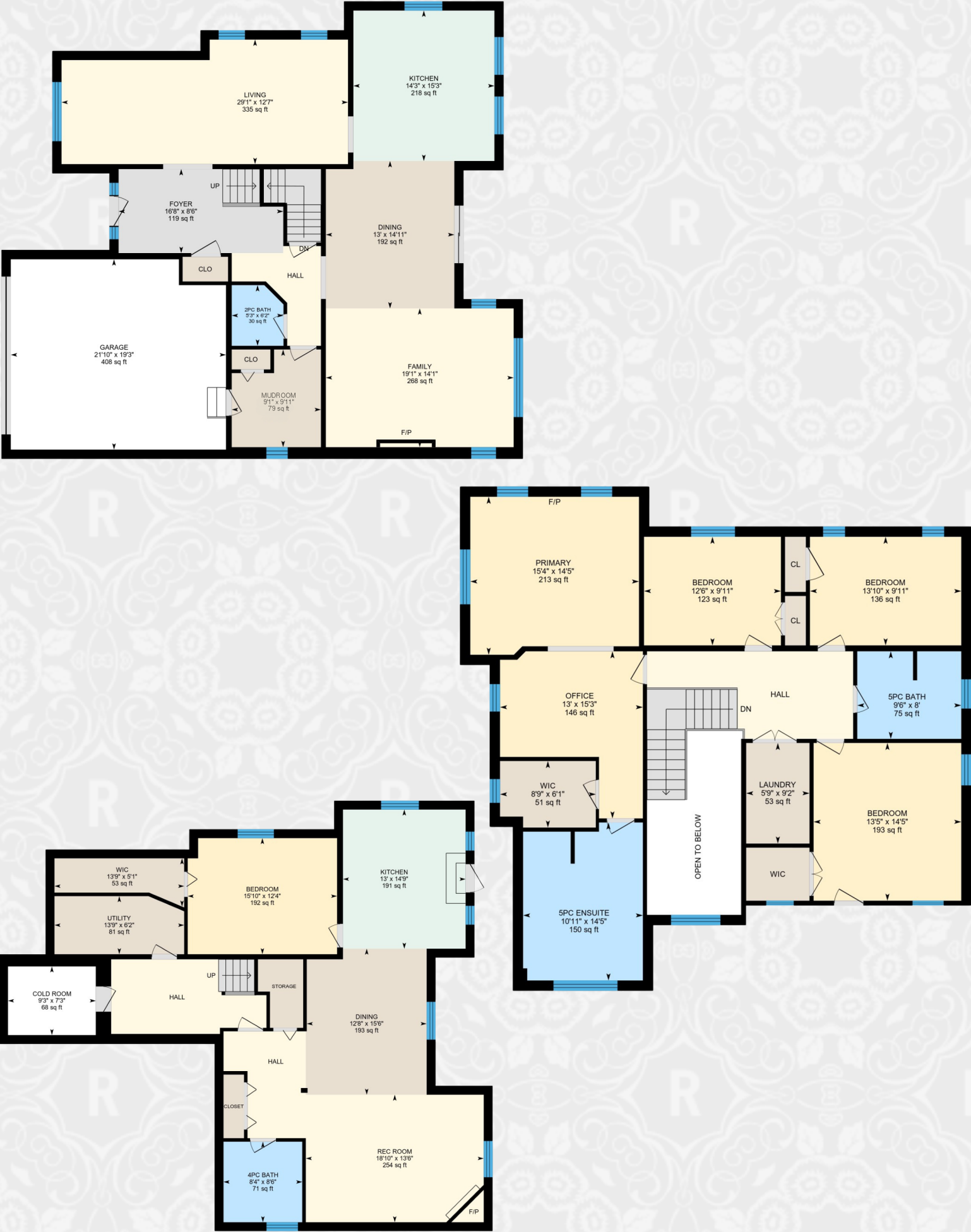


SCHOOLS

Waterloo Region District School Board			Waterloo Catholic District School Board		
JK-6	Abraham Erb P.S.	NOT BUSED	JK-8	St. Nicholas Catholic School	NOT BUSED
7-8	Laurelwood P.S.	BUSED	9-12	Resurrection Catholic S.S.	BUSED
9-12	Laurel Heights S.S.	NOT BUSED			



FLOOR PLANS



NEIGHBOURHOOD

867 Creekside Dr is located in the heart of Laurelwood, one of Waterloo’s most coveted neighbourhoods. This area is known for its family-friendly vibe, excellent schools like Abraham Erb Public School and St. Nicholas Catholic Elementary just a short walk away, and a strong sense of community. The streets are quiet and tree-lined, perfect for evening strolls or bike rides, and the nearby parks and trails offer plenty of green space for outdoor activities. While the neighbourhood is largely residential, it’s well-connected—close to shopping centers, public transit, and just minutes from the University of Waterloo and the city’s tech corridor. With a mix of modern homes and established properties, Laurelwood offers a balanced lifestyle that appeals to families, professionals, and retirees alike. Living near Creekside Drive means enjoying the best of Waterloo’s west end: peaceful surroundings, great schools, and a welcoming community.

