

**FOR SALE** MLS# 40805324

149 Woolwich Street

Waterloo, ON N2K 1S5



**\$1,450,000 | 5 Beds | 5 Baths | 3647 sqft**

Welcome to 149 Woolwich Street, a truly one-of-a-kind custom home offering over 3,600 sqft of thoughtfully designed living space, with 5 bedrooms and 5 bathrooms, all on one level. From the moment you step inside, the bright, welcoming foyer sets the tone, complete with a cozy sitting area, a powder room, and a private guest suite with its own ensuite bath and outdoor patio with a pergola. A floating staircase creates an impressive architectural focal point, with modern glass railings, natural wood treads, and a stunning live wall. Upstairs, the loft offers an inspiring space for an office, studio, or creative retreat, with panoramic views and abundant natural light. At the heart of the home, the open-concept kitchen, dining, and living areas feel spacious and airy, highlighted by 10 ft. ceilings, expansive windows, and a charming wood-burning stove. The kitchen features a large island, granite countertops, stainless steel appliances, and a gas range with a chimney hood. Around the corner, you'll find a convenient laundry area and patio doors leading to a side terrace with a natural gas hookup for easy outdoor grilling. Designed for both comfort and efficiency, the home features multi-zone in-floor heating throughout. A separate family room at the centre of the home provides a private, versatile gathering space tucked away from the main living area. The primary suite is a luxurious retreat, complete with its own wood-burning stove, built-in closets, walkout to the deck, and a spa-inspired ensuite with a double vanity and a full-width shower. Each additional bedroom has been carefully designed for flexible furniture placement and extra windows to maximize natural light and cross-ventilation. Outside, the private, fenced backyard is surrounded by beautiful mature trees and features a large deck with a pergola, ideal for relaxing or entertaining. The property also includes a single-car drive-through garage and two separate driveways, with parking for up to 6 vehicles.



**Marcia Grove, REALTOR®**

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