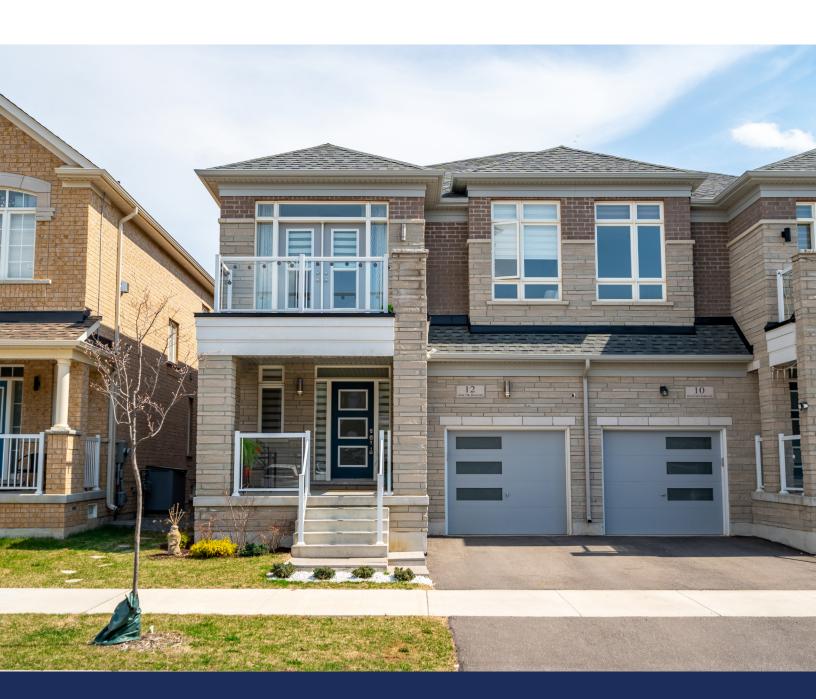
## WELCOME TO

## 12 Great Falls Boulevard



# WOOLCOTT REAL ESTATE



#### Modern Meets Bright

Step into 1,975 sq ft of beautifully upgraded living space that effortlessly blends modern design with everyday comfort. From the moment you walk in, you'll notice the soaring 9-foot ceilings on both levels, the modern laminate floors and the natural light pouring in – creating a bright, open and welcoming atmosphere.

The thoughtfully designed open-concept layout makes this home perfect for entertaining or simply enjoying family time.





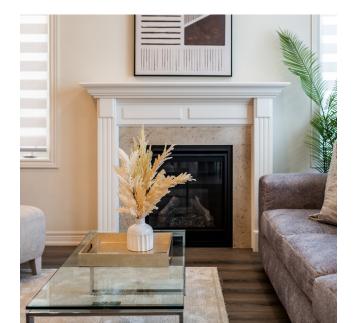


1,987 Sq. Ft. \$6,134 / 2024 \$4 \$2+1

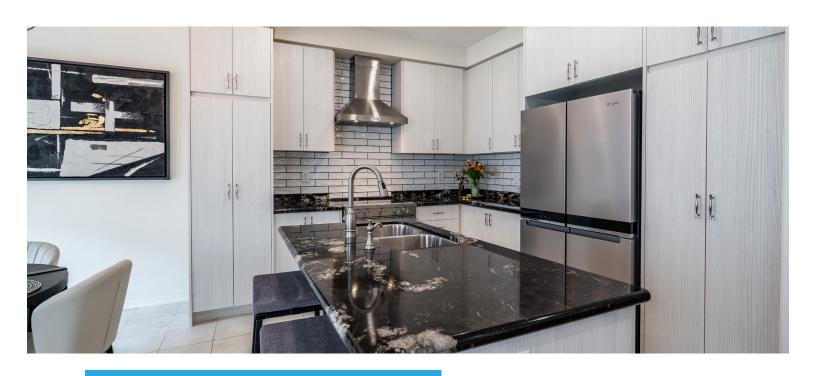






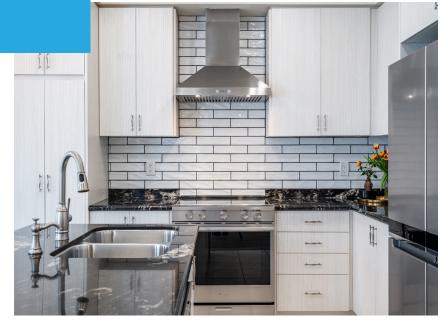






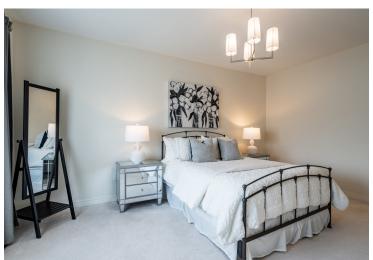
#### Granite & Gourmet

At the heart of it all is a gorgeous, upgraded kitchen featuring granite countertops, a large center island with a breakfast bar, a double pantry, stylish backsplash and top-quality stainless steel appliances – ideal for cooking and gathering.







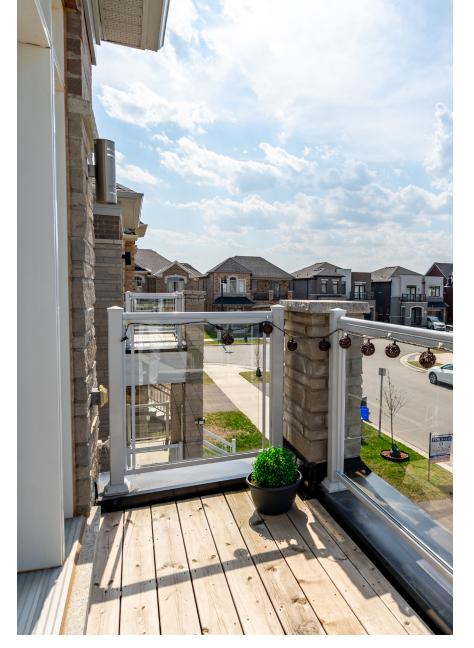


### Primary Perfection

Upstairs, a striking hardwood staircase leads to the elegant primary suite, complete with a serene view of the backyard, a large walk-in closet and a spa-inspired ensuite featuring a deep soaking tub and an upgraded frameless glass shower.







#### Room with a View

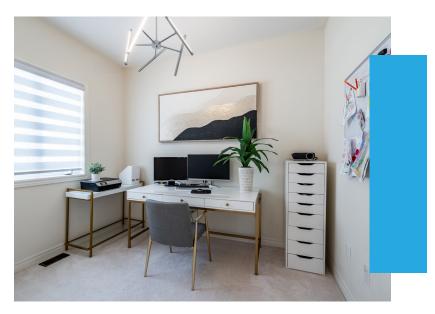
The second bedroom offers both space and charm, with a generous double closet and a private balcony.





#### Live Your Layout

Two more bedrooms provide flexibility for a home office, kids' rooms or guest space whatever fits your lifestyle.



#### Room Measurements

#### **MAIN LEVEL**

Living Room 21' X 11'
Kitchen 10'9" X 9'4"
Breakfast Room 10'9" X 9'4"
Laundry 10'9" X 5'
Bathroom 2 Piece



#### **UPPER LEVEL**

Primary Bed 17' X 12'
Ensuite 4 Piece
Bedroom 12'6" X 11'
Bedroom 13'2" X 11'
Bedroom 10' X 9'
Bathroom 4 Piece

