

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





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BROKER

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