

WELCOME TO  
**38 Fellowes Crescent**



**WOOLCOTT**  
REAL ESTATE





## Crescent Charm & Comfort

Welcome to this beautifully maintained 3+1 bedroom, 2.5 bathroom home tucked away on a quiet crescent in mature East Waterdown. Ideally located near top-rated schools, scenic parks, and GO Transit, this home blends everyday convenience with peaceful surroundings.

Step into a bright, welcoming family room complete with a fireplace, adds warmth and connection to the space.







1,822 Sq. Ft.



\$6,134 / 2024



3+1



2+1







## Meals & Moments

Enjoy a functional main floor layout with an eat-in kitchen and cozy dining area — perfect for family meals or entertaining.







## Upstairs Comfort

Upstairs, you'll find three generous bedrooms, including a private primary suite with its own ensuite bathroom — designed for restful nights and busy mornings.







## Finished & Flexible

The fully finished basement includes a large rec room with a gas fireplace, a fourth bedroom, and plenty of storage — perfect for guests, a home office, or kids' zone.







## Outdoor Comforts

Enjoy a private backyard retreat along with a double car garage and extended driveway. A rare find in a sought-after neighbourhood that checks every box.



## Room Measurements

### MAIN LEVEL

Living Room	10' X 10'
Dining Room	12'2" X 10'
Family Room	18' X 10'
Kitchen	18'6" X 9'6"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	15'4" X 10'
Ensuite	4 Piece
Bedroom	12'8" X 9'2"
Bedroom	11' X 9'2"
Bathroom	4 Piece

### LOWER LEVEL

Family Room	18' X 14'6"
Bedroom	13' X 9'2"
Office	16' X 7'
Den	15' X 8'6"







**Drew Woolcott**  
BROKER

**Jayne Woolcott**  
REALTOR®

**RE/MAX** ESCARPMENT  
REALTY INC., BROKERAGE  
INDEPENDENTLY OWNED & OPERATED

905 689 9223  
woolcott.ca

