

WELCOME TO
12 Bloomsbury Court



WOOLCOTT
REAL ESTATE



Functional & Family-Ready

Welcome to your ideal family home, perfectly situated on a quiet, family-friendly court in the heart of Ancaster. This charming two-storey home offers excellent curb appeal and a functional layout for easy living.

Step into a spacious foyer that leads into a formal dining room, a separate living room, and an updated open-concept kitchen featuring stainless steel appliances, an eat-in island and classic wood cabinetry.





1,578 Sq. Ft.



\$5,522 / 2024



3



2+1





The Heart of the Home

The kitchen flows seamlessly into a bright family room with vaulted ceilings, a cozy wood-burning fireplace and French doors that lead directly to the backyard — the perfect spot to unwind or gather with loved ones.





Room for Everyone

Upstairs, you'll find three generously sized bedrooms. The primary suite offers a walk-in closet and ensuite privileges to the four-piece main bathroom — a perfect layout for growing families or guests.





Bonus Living Below

The fully finished basement offers even more space, including a large rec room, a three-piece bathroom, a bonus room ideal for a home office or guest space, and ample storage in the utility area.





Backyard Built for Living

Enjoy outdoor living in the private, fully fenced backyard featuring a large deck and covered pergola — perfect for entertaining. Additional highlights include hardwood and tile flooring throughout, a double driveway and plenty of parking in one of Ancaster's most sought-after neighbourhoods.



Room Measurements

MAIN LEVEL

Foyer	8'7" X 8'6"
Kitchen	12'6" X 12'10"
Dining Room	11'11" X 12'7"
Living Room	11'11" X 14'9"
Family Room	16'4" X 12'2"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	15'5" X 10'10"
Ensuite	4 Piece
Bedroom	10'7" X 12'7"
Bedroom	11'6" X 8'10"

LOWER LEVEL

Rec Room	18'7" X 24'
Bathroom	3 Piece





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BROKER

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