

WELCOME TO
3215 Heathfield Drive



WOOLCOTT
REAL ESTATE



Bright & Spacious Living

This spacious four-level side split offers 1,787 square feet of comfortable living space and has been lovingly maintained by the same family for 50 years. With fabulous curb appeal, beautiful landscaping and an irrigation system in both the front and back yards, the home welcomes you with charm and functionality.

This home features a generous living and dining room, an eat-in kitchen and a cozy family room with a gas fireplace — perfect for relaxing evenings.





1,787 Sq. Ft.



\$4,072 / 2024



4



1+1





Cook & Connect

The bright eat-in kitchen offers a functional layout with plenty of room for casual meals and morning coffee. It connects seamlessly with the rest of the main floor, adding to the home's easy flow and family-friendly feel.





Restful Retreats

Upstairs, you'll find three bedrooms, including a large primary suite with ensuite privileges.





Backyard Bliss

Enjoy a fully fenced backyard with a patio, awning, two sheds on concrete bases and no rear neighbours for added privacy. With a double-wide driveway and easy access to public transit, schools, parks and local amenities, this home combines outdoor charm with unbeatable convenience.





Added Living Potential

The original garage has been thoughtfully converted into a convenient main-level bedroom, ideal for guests, multigenerational living or a private home office. The space can easily be reverted to a garage depending on your needs.



Room Measurements

MAIN LEVEL

Family Room	20'2" X 9'8"
Bedroom	9'10" X 17'1"
Bathroom	2 Piece

SECOND LEVEL

Living Room	16'5" X 10'1"
Dinning Room	10'8" X 8'2"
Kitchen	9'9" X 8'10"
Breakfast Room	6'8" X 8'10"

THIRD LEVEL

Primary Bed	20'4" X 10'11"
Bedroom	11'9" X 10'3"
Bedroom	8'3" X 10'3"
Bathroom	4 Piece

LOWER LEVEL

Recreation Room	16'5" X 13'11"
Laundry	





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BROKER

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