

WELCOME TO
71 Cathedral Court



WOOLCOTT
REAL ESTATE



Where Comfort Meets Convenience

Welcome to this beautifully maintained freehold townhome, perfectly situated in a quiet, family-friendly neighbourhood with no homes behind for added privacy. This spacious three-bedroom, three-bathroom home features nine-foot ceilings on the main floor, hardwood and ceramic flooring, and California shutters throughout.

The main level offers a bright dining room with a cathedral ceiling, a comfortable living room, an eat-in kitchen and a convenient powder room. The home has been freshly painted and new carpet will be installed on the stairs and second floor before closing, for a clean, move-in-ready feel.





1,674 Sq. Ft.



\$5,379 / 2024



3



3+1





Your Personal Getaway

Upstairs, the spacious primary suite includes a walk-in closet and a distinctive double-sided gas fireplace that opens into the ensuite bathroom — an elegant and cozy feature that adds warmth and charm.





Space for Everyone

Two more generously sized bedrooms upstairs offer flexibility for children, guests or a home office setup. A full bathroom on this level supports family living with ease.





Walk Out, Wind Down

The finished walk-out basement, completed in 2021, adds extra living space with a three-piece bathroom, a laundry area and a spacious recreation room perfect for lounging, entertaining or a play area.





Backyard Bliss Awaits

Step outside to enjoy the added privacy of no rear neighbours and nearby parks, schools and amenities that complete this exceptional home.

Recent upgrades include a new furnace (2023) and updated appliances (2021), offering peace of mind.



Room Measurements

MAIN LEVEL

Kitchen	12'11" X 8'
Dining Room	10'11" X 10'11"
Breakfast Room	10'11" X 10'
Great Room	16' X 10'
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	18'6" X 12'
Ensuite	4 Piece
Bedroom	13'1" X 9'1"
Bedroom	12' X 9' 1"
Bathroom	4 Piece

LOWER LEVEL

Family Room	11'5" X 18
Bathroom	3 Piece





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