

WELCOME TO  
**4 Burgundy Grove**



**WOOLCOTT**  
REAL ESTATE





## Elegant Bungalow Living

Welcome to 4 Burgundy Grove, an executive-style bungalow designed for those looking to downsize without compromise. With exterior maintenance taken care of, you can relax and enjoy nearly 1,700 sq ft of elegant living space paired with a finished lower level for added versatility.

The main floor includes a bright office/den or sitting room, a convenient two-piece powder room, and a spacious open-concept kitchen, dining, and living area that flows seamlessly onto a private patio with wrought iron fencing overlooking peaceful greenspace.







1,678 Sq. Ft.



\$5,810 / 2025



2+2



3+1







## Your Personal Haven

The main floor primary suite is a true retreat, offering two closets and a large five-piece ensuite. Designed with both comfort and functionality in mind, this space provides a sense of convenience and privacy for everyday living.







## Loft-Level Escape

Upstairs, the loft level offers a large family room and a second generously sized bedroom with its own ensuite, perfect for hosting guests or extended family.







## Room to Grow

The finished basement extends the living space with a second family room, two additional bedrooms, a full bathroom, and plenty of storage — ideal for families or downsizers who want flexibility and room for visitors.







## Greenspace at Your Door

Located in Ancaster's sought-after Meadowlands community, this home blends tranquility and convenience. Close to shopping, dining, and everyday amenities, with easy highway access for commuters, it offers a perfect balance of lifestyle and location.

## Room Measurements

### MAIN LEVEL

Living Room	20' X 26'3"
Kitchen	12'4" X 9'8"
Primary Bed	10'10" X 13'4"
Ensuite	5 Piece
Den	8'6" X 12'10"
Laundry	7'8" X 5'8"
Bathroom	2 Piece

### UPPER LEVEL

Loft	15' X 16'
Bedroom	10'10" X 13'4"
Bathroom	4 Piece

### LOWER LEVEL

Rec Room	11'6" X 22'
Bedroom	13' X 10'10"
Bedroom	9'4" X 9'
Workshop	16'6" X 13'
Utility Room	14' X 7'
Bathroom	4 Piece





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