

WELCOME TO  
**2036 Mountainside Drive**



**WOOLCOTT**  
REAL ESTATE



## Warm Welcome Home

Tucked into a sought-after community, this deceptively spacious 1,881 square foot home offers far more than meets the eye, blending thoughtful updates with exceptional indoor and outdoor living.

The main level features an updated kitchen with granite countertops and a column fridge & freezer overlooking the living room, along with a separate office and convenient main level laundry.





1,881 Sq. Ft.



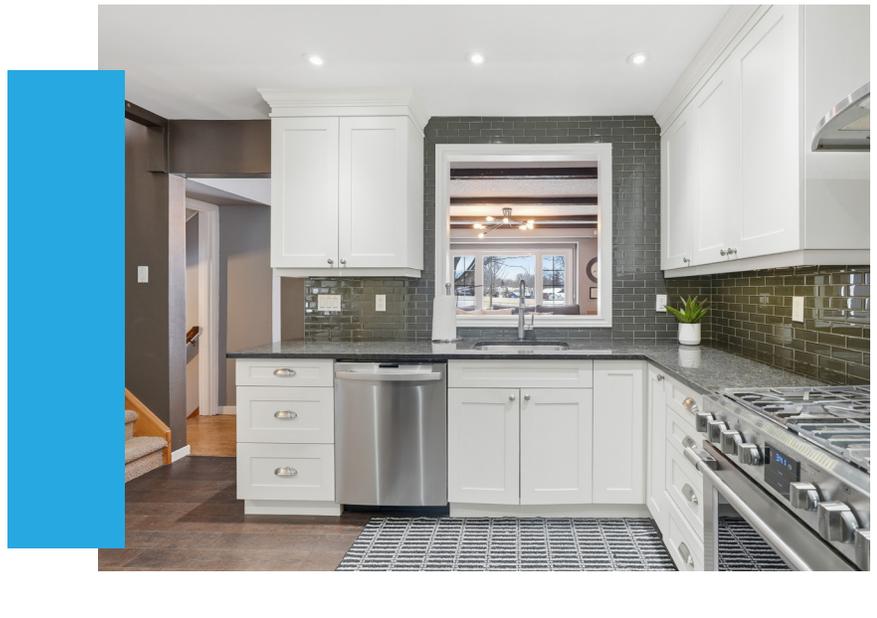
\$4,994 / 2025



3+1



2+1





## Views That Wow

A bright family room addition with a cozy gas fireplace looks out over the impressively deep 136' backyard, which feels like a private, forest-like retreat thanks to its sunken setting, very mature maple trees and no residential neighbours behind.





## Room For Everyone

Also on the main floor, you'll find two spacious, bright bedrooms and a 4-piece bathroom.





## Space To Unwind

Upstairs, the primary bedroom offers a walk-in closet & private two-piece ensuite, complemented by an upper-level great room with vaulted ceilings ideal as a retreat or flexible living space.





## Comfort Inside & Out

The walk-out finished basement adds valuable versatility with a rec room, bedroom, three-piece bathroom and workshop and opens to a covered porch, while the living driveway leads to a detached, climate-controlled garage currently set up for one vehicle but easily convertible to two.

The yard is equipped with front and back irrigation, a gas line for a BBQ and an Arctic Ocean saltwater swim spa controlled from your phone.

Ideally located within walking distance to shopping, restaurants, schools and parks, with public transit nearby, quick highway access and just minutes to the GO station, this home delivers an exceptional combination of space, comfort and lifestyle.



## Room Measurements

### MAIN LEVEL

Living Room	15'7" X 13'
Dining Room	8'8" X 13'5"
Kitchen	20'8" X 11'11"
Family Room	14'9" X 13'4"
Bedroom	12'5" X 11'9"
Bedroom	8'9" X 12'7"
Bathroom	4 Piece

### UPPER LEVEL

Great Room	17'5" X 15'3"
Primary Bed	15'3" X 13'1"
Ensuite	2 Piece

### LOWER LEVEL

Rec Room	15'11" X 27'6"
Workshop	19'4" X 14'8"
Bedroom	8'9" X 13'
Bathroom	3 Piece



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