

WELCOME TO
7 Volterra Court



WOOLCOTT
REAL ESTATE



Spacious Main Floor Charm

Welcome to 7 Volterra Court, Waterdown - a rare family gem! Located on a quiet, family-friendly court, this beautifully maintained, move-in-ready home offers over 4,000 square feet of finished living space.

Inside, a grand foyer opens to a spacious main floor featuring a formal dining room, a private living room, a functional mudroom/laundry area, and an updated open-concept kitchen with stainless appliances, custom cabinetry and a large island.





3,091 Sq. Ft.



\$8,660.04 / 2025



5+1



3+1





Heart of the Home

The bright and inviting family room sits at the heart of the home, featuring custom built-ins, a gas fireplace and plenty of natural light – the perfect gathering space for everyday living and entertaining.





Private Bedroom Retreats

Upstairs you'll find four generous bedrooms plus a large office or recreation room that can easily convert to a fifth bedroom. The luxurious primary suite includes a walk-in closet, spa-like five-piece ensuite, electric fireplace and a private sitting area. The updated main bathroom adds comfort with heated floors and a towel rack.





Entertain or Escape

The fully finished lower level expands your living space with a large recreation room, an additional bedroom and a three-piece bathroom. From here, the walkout takes you directly to the backyard retreat.





Outdoor Living Perfected

Enjoy a multi-tier composite deck, a covered hot tub, heated pool, multiple lounging and dining areas, a pergola and a cedar pool house with electricity. Notable upgrades include Lutron switches and pot lights, California shutters, central vacuum, landscape lighting, smart home alarm system, Swiss Trax garage flooring, new doors and much more



Room Measurements

MAIN LEVEL

Foyer	6'3" X 14'8"
Living Room	11'7" X 13'10"
Kitchen	10'9" X 12'6"
Dining Room	11'1" X 15'8"
Breakfast Nook	11'2" X 16'10"
Family Room	12'5" X 14'6"
Laundry	5'1" X 7'8"
Bathroom	2 Piece

UPPER LEVEL

Primary Bed	19'11" X 19'
Ensuite	5 Piece
Bedroom	16'2" X 12'4"
Bedroom	10'8" X 12'9"
Bedroom	10'7" X 12'8"
Office	13'7" X 11'10"
Bathroom	4 Piece

LOWER LEVEL

Rec Room	18'6" X 26'7"
Sitting Room	12'1" X 16'11"
Utility Room	12'1" X 24'7"
Bathroom	3 Piece





Drew Woolcott
BROKER

Jayne Woolcott
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