

WELCOME TO  
**7 Grierson Trail**



**WOOLCOTT**  
REAL ESTATE



## Designed To Make A Statement

This lovely 2023 Greenpark home is nestled in the charming community of Waterdown. The spacious residence features four-plus-three bedrooms and five-plus-one bathrooms, with nearly 5,000 square feet of finished living space across three levels. It is ideal for growing families or multi-generational living.

The main floor offers a breathtaking open-concept layout with soaring nine-foot ceilings that fill the space with natural light. The gourmet kitchen serves as the heart of the home, complete with luxurious quartz countertops, a massive oversized island perfect for casual meals and gatherings, a convenient butler's pantry, abundant storage and exquisite custom cabinetry.





3,450 Sq. Ft.



\$12,502 / 2025



4+3



5+1





## Convenient Layout

Adjacent to the kitchen, the cozy family room flows effortlessly, making it ideal for year-round entertaining. A tucked-away room off the family area works perfectly as a home office or dedicated play space for children.





## Rest & Recharge

Upstairs, you will find four generous bedrooms, three full bathrooms and a convenient laundry room. Oversized closets provide ample storage, while beautiful hardwood flooring throughout the principal areas adds timeless elegance and easy maintenance.





## Space To Grow

The fully finished lower level stands out with three additional bedrooms and two full bathrooms, offering excellent potential for an in-law suite or guest accommodation. Abundant windows bring in plenty of natural light, complemented by modern finishes and Greenpark's renowned quality craftsmanship.





## Ideal Family Location

Located in beautiful Waterdown, the home is close to trails, amenities, schools and provides easy access to Burlington and Hamilton. Don't miss this rare chance to own a near-new executive home in one of the area's most desirable neighbourhoods!



## Room Measurements

### MAIN LEVEL

Foyer	9'5" X 5'
Living Room	15'4" X 20'9"
Kitchen	14'6" X 23'8"
Family Room	19'1" X 12'4"
Office	12'10" X 9'7"
Bathroom	2 Piece

### UPPER LEVEL

Primary Bed	17'9" X 14'3"
Ensuite	5 Piece
Bedroom	12'9" X 12'
Bedroom	16'11" X 17'1"
Bedroom	10'8" X 19'1"
Laundry	9'2" X 5'11"
Bathroom	3 Piece
Bathroom	4 Piece

### LOWER LEVEL

Kitchen	14'4" X 14'
Bedroom	14'5" X 8'10"
Bedroom	13' X 10'
Bedroom	12'5" X 10'
Bathroom	3 Piece
Bathroom	4 Piece





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