

WELCOME TO
549 Ann Avenue



WOOLCOTT
REAL ESTATE



Aldershot's One-Of-A-Kind Bugaloft

Welcome to this truly one-of-a-kind bugaloft nestled in one of Aldershot's most coveted neighbourhoods. Offering four bedrooms plus a den and two and a half bathrooms, this charming home combines character, comfort and exceptional functionality on a beautifully landscaped property.

Step inside to discover warm hardwood flooring and spacious principal rooms highlighted by a stunning double-sided gas fireplace connecting the living and dining areas.





2,964 Sq. Ft.



\$8,813 / 2025



4



2+1





Heart Of The Home

The chef-inspired kitchen features a 36-inch six-burner gas range, custom hood fan, stainless steel appliances, granite countertops, and a cozy breakfast nook. At the rear of the home, a spectacular sunroom addition showcases panoramic windows overlooking the private backyard gardens, creating a peaceful retreat year-round.





Space For Everyone

The main level also offers three generous bedrooms, a versatile office or den, a four-piece bathroom, convenient main-floor laundry, and a two-piece powder room.





Your Private Retreat

Occupying the entire upper level, the secluded primary retreat is a luxurious sanctuary complete with vaulted ceilings, dual walk-in closets, a gas fireplace, sitting area, and an elegant five-piece ensuite. A partial basement provides abundant storage space.





Room To Roam

Outside, the private backyard is surrounded by mature trees and features patio space and a garden shed.

Ideally located across from Burlington Golf and Country Club and minutes from Aldershot GO Station, the QEW, Highway 403, Lasalle Park and Marina, Royal Botanical Gardens, scenic trails, shopping, dining and downtown Burlington.



Room Measurements

MAIN LEVEL

Living Room	18'11" X 12'4"
Dining Room	18'11" X 12'7"
Kitchen	19'3" X 12'11"
Breakfast Room	10' X 7'4"
Bedroom	16'9" X 9'3"
Bedroom	13'5" X 10'11"
Bedroom	13'8" X 7'1"
Den	11'9" X 11'8"
Bathroom	2 Piece
Bathroom	4 Piece
Laundry	7'1" X 5'1"

UPPER LEVEL

Primary Bed	25'7" X 22'
Ensuite	5 Piece





Drew Woolcott
BROKER

Jayne Woolcott
REALTOR®

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905 332 9223
woolcott.ca

