WELCOME TO

381 Woodworth Court



WOOLCOTT

REAL ESTATE



Entertainer’s Dream in Ancaster

Welcome to 381 Woodworth Court, a remarkable side split tucked onto a quiet court in Ancaster’s coveted Perth Park neighbourhood.

The open-concept main level is designed with entertaining in mind, beginning with a spacious dining area complete with a built-in servery and wine bar. From there, the space flows naturally into a comfortable sitting area warmed by a striking fieldstone fireplace.







3,233 Sq. Ft.

TAX $ $10,236 / 2026

4

5













A Kitchen to Impress

The kitchen is both functional and impressive, featuring custom cabinetry, a large centre island and a gas range. Thoughtfully designed for everyday cooking and hosting alike, it connects seamlessly with the surrounding living spaces and keeps everyone part of the conversation.














REGULAR



A Private Primary Retreat

The second level is home to a serene primary suite, complete with its own fireplace, private balcony and generous walk-in closet with built-in cabinetry. The spa-like ensuite adds another layer of comfort with a dressing table, heated floors and a luxurious shower.





Work & Everyday Convenience

Also on the second level, a dedicated office provides a quiet space to work from home, while the conveniently located laundry room keeps everyday routines simple.







Room for Everyone

Upstairs, three generous bedrooms each enjoy the luxury of their own private ensuite, giving family members or overnight guests their own comfortable space and added privacy.







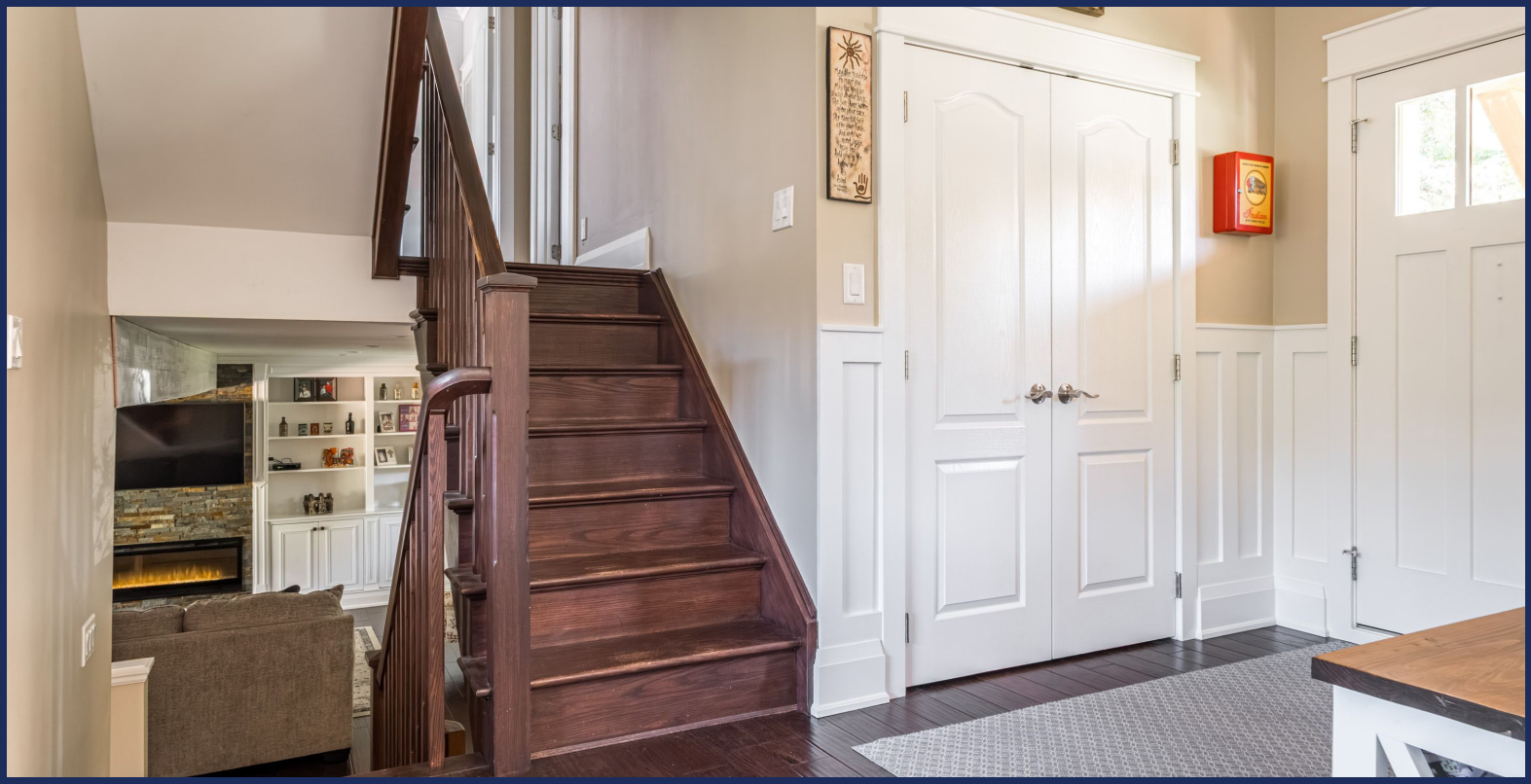

FOOTBALL




Pears
soap







The Lower Level

The lower level takes entertaining to another level with an expansive family room featuring a wet bar and fireplace. A glass-surrounded sunroom sits alongside it, creating the perfect spot for games, relaxing or rainy-day gatherings. A full bathroom makes coming in from the pool easy, while a theatre room, second kitchen and abundant storage add even more versatility to the home.






POLLY
SLAPSHOT
PAC-MAN


POLLY
PAC-MAN

Room Measurements

MAIN LEVEL

Foyer	7’10” X 13’0”
Dining Room	17’3” X 13’0”
Kitchen	24’7” X 21’4”

SECOND LEVEL

Primary Bed	15’0” X 16’1”
Ensuite	5+ Piece
Office	12’1” X 9’2”
Laundry	8’9” X 6’9”

THIRD LEVEL

Bedroom	19’5” X 9’9”
Ensuite	4 Piece
Bedroom	11’6” X 15’6”
Ensuite	4 Piece
Bedroom	18’4” X 10’4”
Ensuite	4 Piece

THIRD LEVEL

Family Room	18’1” X 23’8”
Sunroom	6’9” X 13’0”
Media Room	23’9” X 11’0”
Kitchen	10’10” X 12’4”
Utility Room	3’7” X 7’8”
Bathroom	3 Piece















Backyard Escape

Step outside to a private backyard oasis backing onto greenspace, complete with a large deck, inground pool with waterfall, hot tub and gazebo with a dedicated lounging area. There is plenty of room for kids to play, while the setting offers a peaceful backdrop for summer evenings and entertaining.

Located close to parks, excellent schools, shopping, Ancaster's historic Village and major highway access, 381 Woodworth Court offers 3,269 square feet of beautifully designed living space in one of Ancaster's most sought-after neighbourhoods.





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