



A108 - 1117 Cooke Boulevard, Burlington

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Welcome to Stationwest, nestled in the popular neighbourhood of Aldershot. This fabulous one-bedroom plus den suite offers a thoughtfully designed open-concept layout, highlighted by 9-foot ceilings, a carpet-free interior with neutral décor, custom window blinds, and large windows that fill the space with natural light.

The stylish upgraded kitchen features contemporary two-toned cabinetry, quartz countertops, stainless steel appliances, a white tile backsplash, and a central island with additional storage. The spacious living area opens to a generous 115 sq ft covered terrace via sliding glass doors, creating the ideal space for outdoor relaxation and entertainment. A versatile den is located at the heart of the home, ideal for a home office or dining room.

The serene primary bedroom boasts wall-to-wall windows and double sliding-door closets, offering both comfort and style. A modern 4-piece bathroom with a tub/shower combination and convenient in-suite laundry completes the interior.

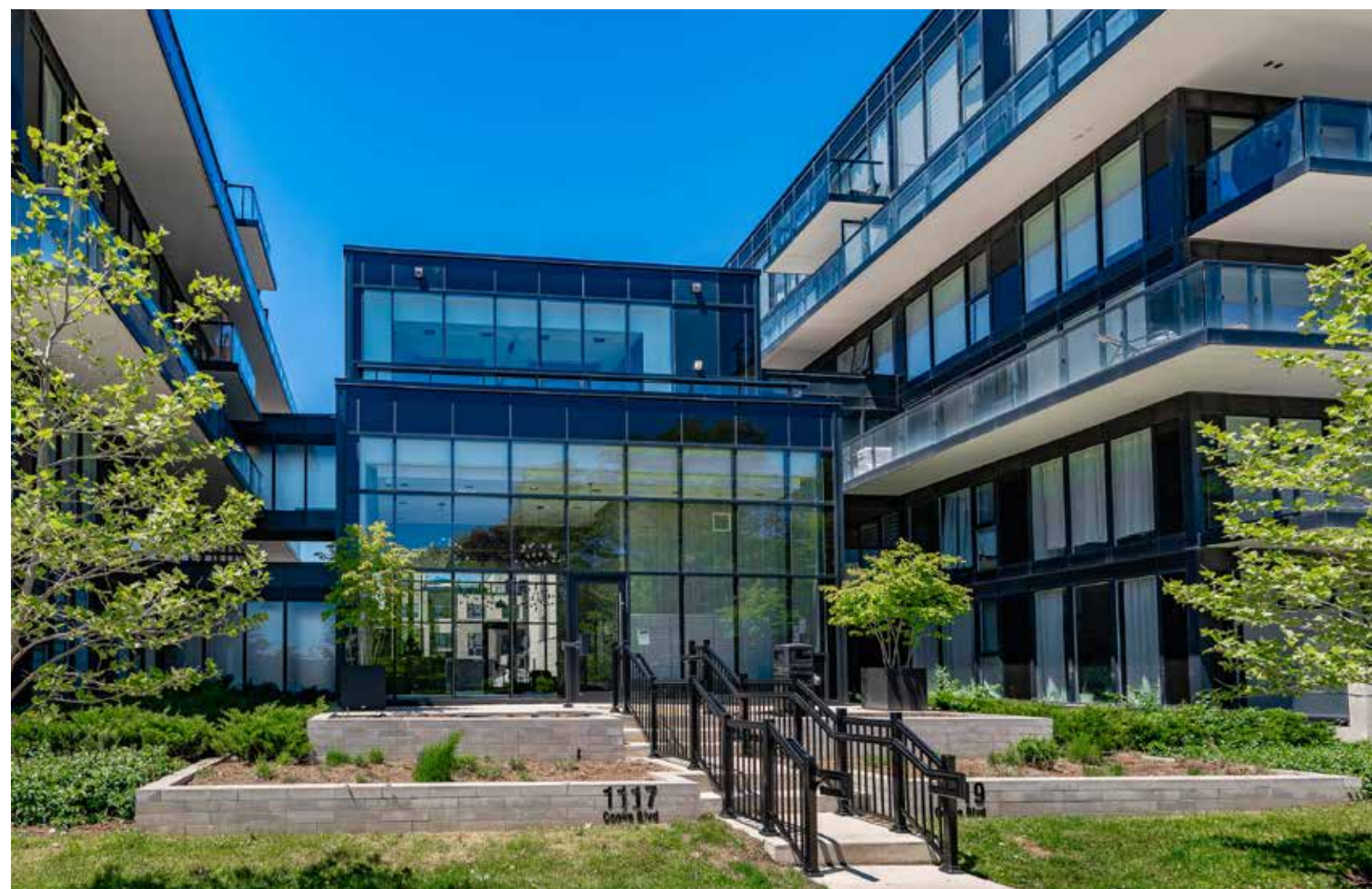
Additional features include a large owned underground parking space located right by the elevator for easy access, and a sizeable, owned storage locker. Enjoy premium building amenities such as a chic main lobby with concierge service, a fully equipped fitness center, party room with an outdoor balcony, rooftop terrace, and visitor parking with EV charging.

Ideally situated just steps from the Aldershot GO Station, with quick access to local dining, shopping, the Royal Botanical Gardens, Lake Ontario, LaSalle Park, golf courses, downtown Burlington and major highways—making commuting and leisure a breeze.



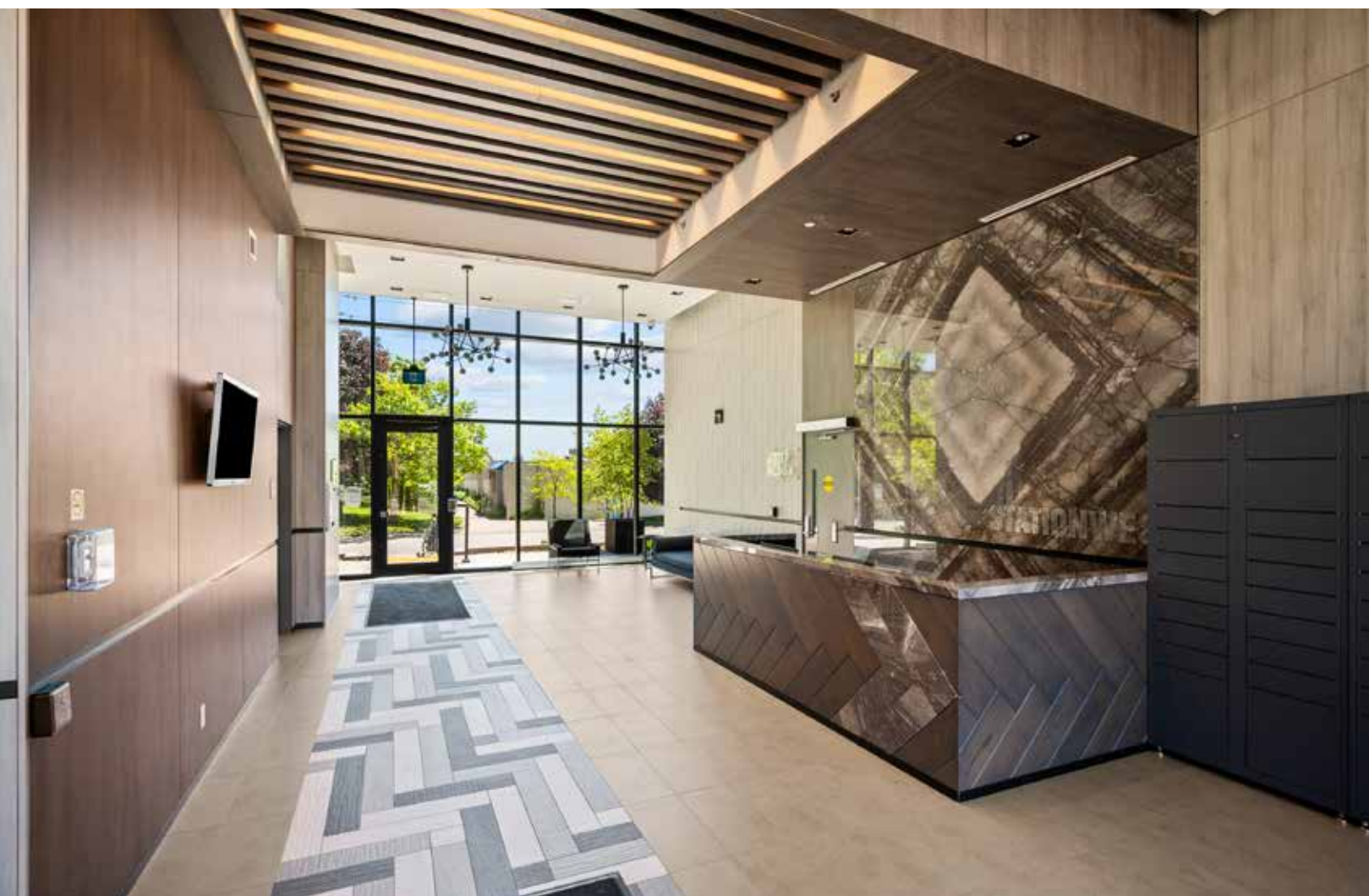


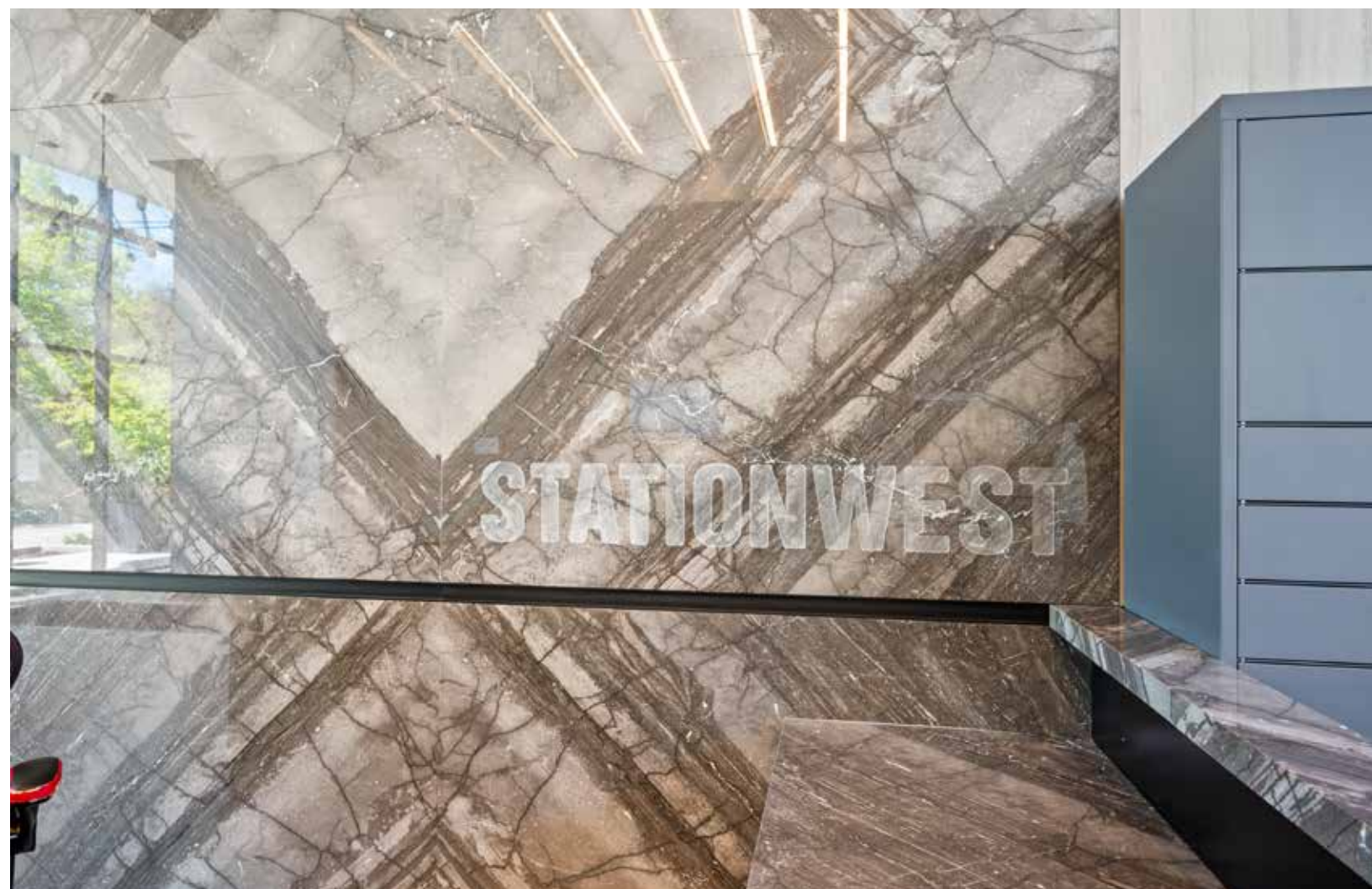




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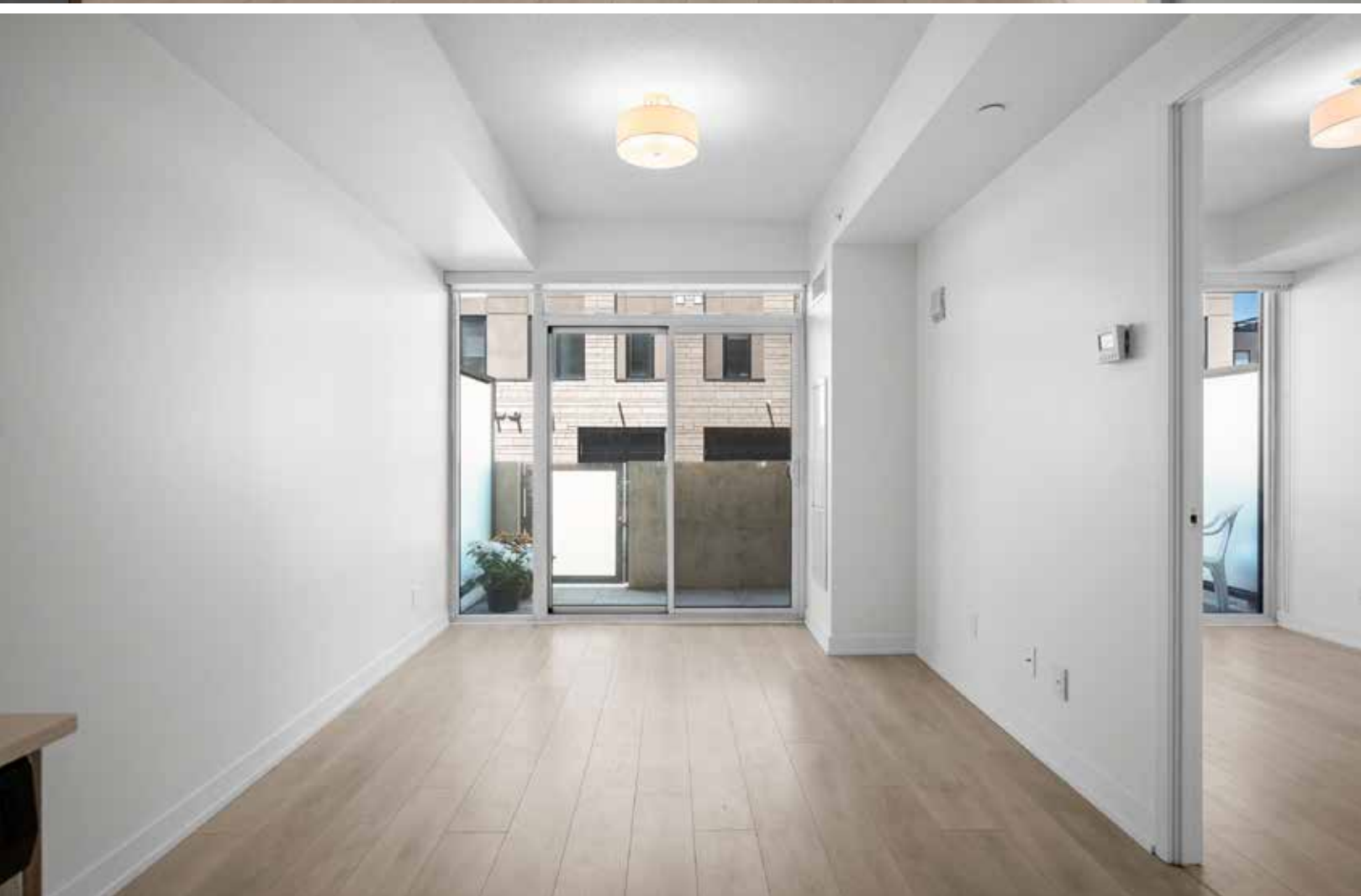
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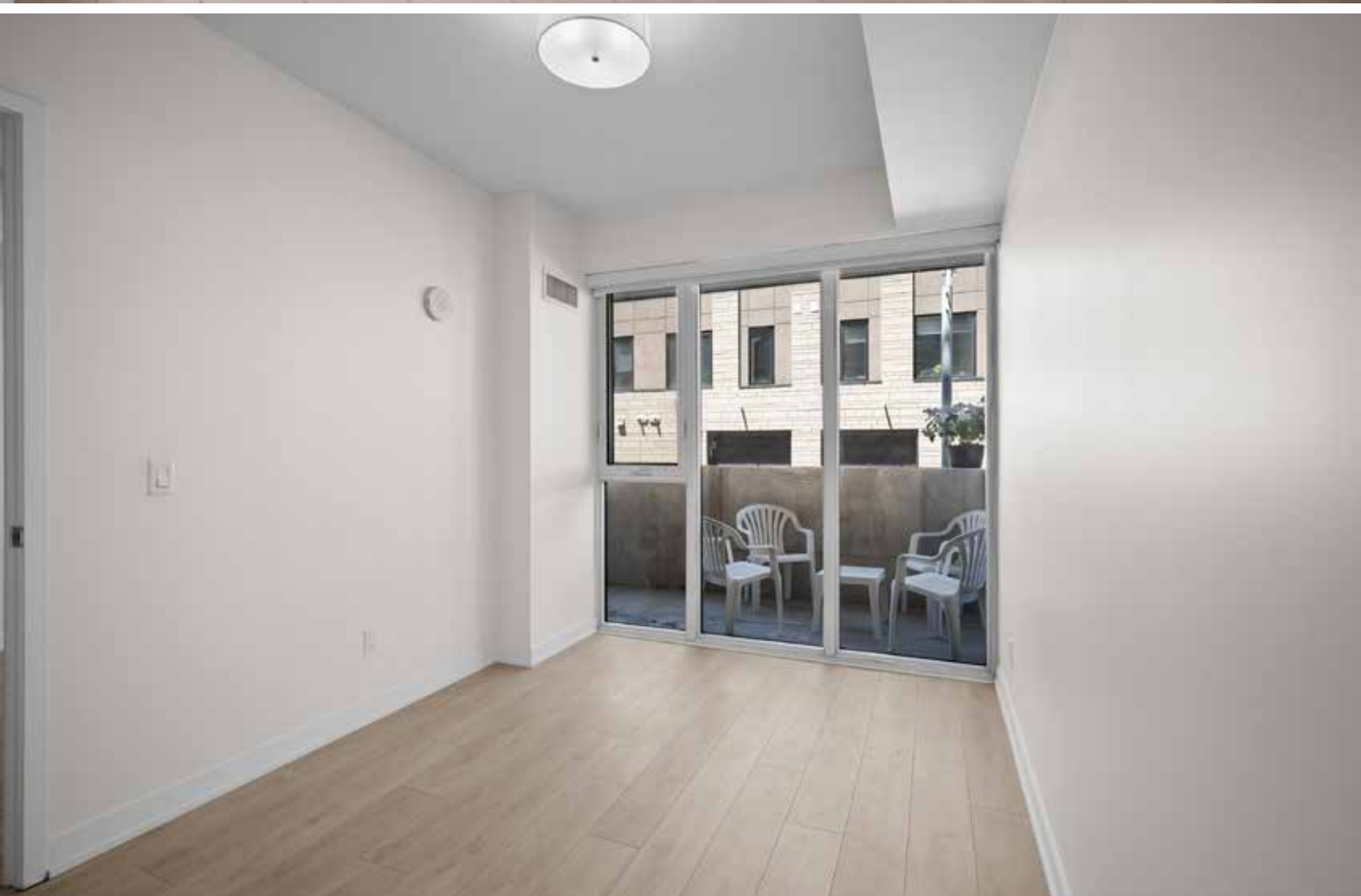




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Neighbourhood Report

1117 Cooke Boulevard
Burlington, ON
HOODQ ADDRESS REPORT™

Visit the Homebuyer Hub
<https://hoodq.com>



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Glenview PS

Designated Catchment School
Grades PK to 6
143 Townsend Ave

Aldershot School

Designated Catchment School
Grades 7 to 12
50 Fairwood Pl W

É Élé Renaissance

Designated Catchment School
Grades PK to 6
1226 Lockhart Rd

ÉS Georges-P-Vanier

Designated Catchment School
Grades 7 to 12
100 Macklin St N

Other Local Schools

Westmount SS

Grades 9 to 12
39 Montcalm Dr

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Aldershot Community School & Pool

50 Fairwood Place W.



10 mins



Hidden Valley Park

1137 Hidden Valley Road



13 mins



Aldershot Park

1070 Gallagher Road



12 mins

FACILITIES WITHIN A 20 MINUTE WALK

3 Playgrounds	1 Track
1 Pool	1 Community Centre
4 Tennis Courts	1 Splash Pad
2 Ball Diamonds	2 Trails
2 Sports Fields	

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 4 minute walk away.



Nearest Rail Transit Stop

Aldershot



4 mins



Nearest Street Level Transit Stop

Waterdown At Masonary



2 mins

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 4.26km.



Joseph Brant Memorial Hospital

1245 North Shore Blvd E



Fire Station

1044 Waterdown Road



Police Station

1160 North Shore Blvd E

HoodQ

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A108 - 1117 Cooke Boulevard, Burlington

Approx. 604 Sq. Ft. Plus 115 Sq. Ft. Private Balcony



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Property Details

Inclusions: Fridge, stove, built-in dishwasher, built-in microwave, washer & dryer, light fixtures and window coverings

Legal Description: UNIT 7, LEVEL 1, HALTON STANDARD CONDOMINIUM PLAN NO. 729

Taxes: \$2,818 for 2025

Possession: Immediate

Deposit: 5%

Square Footage: Approximately 604 square feet plus 115 sq ft private terrace

Condo Fee: \$627.06 includes building insurance, common elements, exterior maintenance and visitor parking

Pets: Dogs and cats permitted

Parking: Owned Underground #A6

Locker: Owned #A282

The information in this brochure is deemed to be accurate, but has not been independently verified, and is NOT guaranteed. All measurements are approximate. Items listed in this brochure are not automatically included unless listed as inclusions in the Agreement of Purchase and Sale. All information should be independently verified.

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Royal LePage Real Estate Services Ltd., Brokerage



Anita Sullivan

REALTOR® Broker

cell 905-466-4900
office 905-338-3737
anita@sullivanrealestate.ca
sullivanrealestate.ca



Matt Sullivan

REALTOR® Salesperson

cell 905-580-9196
office 905-338-3737
matt@sullivanrealestate.ca
sullivanrealestate.ca

