Dimensions & Info

EAT-IN KITCHEN

LIVING ROOM 18.42' x 13'

DINING ROOM 15.08' x 12.33'

21.83' x 13.5'

SUNROOM **14.5'x13'**

LAUNDRY ROOM **10.17'** x **5.25'**

5 PIECE ENSUITE **10.25' x 9'**

4 PIECE BATHROOM 9' x 5'

3 PIECE BATHROOM (LL) 9.75' x 5'

PRIMARY BEDROOM 18' x 16.42'

BEDROOM #2 14.42' x 9.33'

BEDROOM #3 **10.25' x 9.42'**

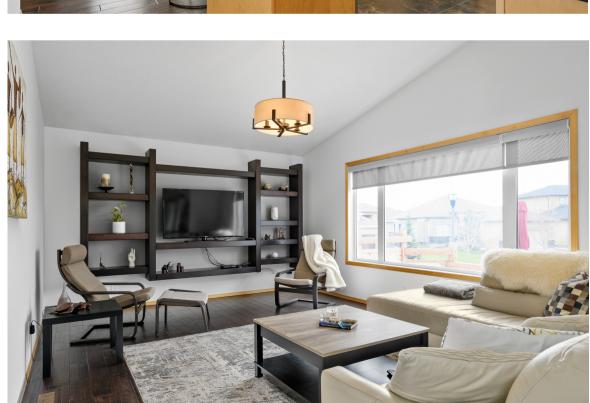
BEDROOM #4 14.42' x 12.83'

RECREATION ROOM 24' x 21.75'





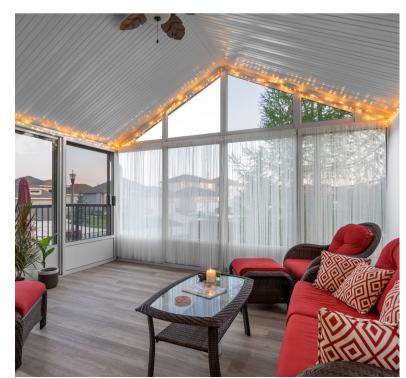






420 Shorehill Drive









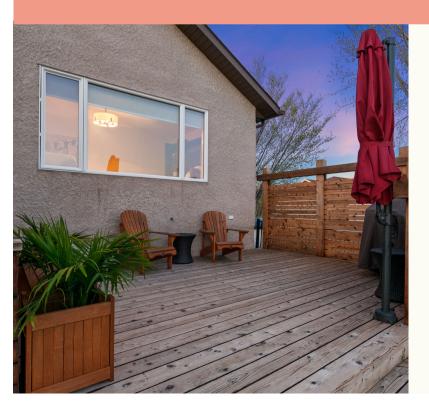


\$599,900











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M A R G º L I S

G R O U P



Welcome to Royalwood!

Stunning cabover with loads of upgrades in the heart of Royalwood. Fronts onto Shorehill Drive Park and boasts a gorgeous fenced-in west facing back yard with private deck and three season sunroom by Glastar.

Framed by a neutral palette, hand scraped hardwoods and soaring ceilings, the sun filled kitchen has a skylight, an abundance of maple cabinets topped with quartz counters, tile backsplash and stainless steel appliances.

The primary bedroom is your private retreat!
A reading nook that overlooks the parks
treetops. walk-in closet and 5 piece en-suite.

The lower level was recently developed and boasts durable easy care LVP, modern drop ceiling, pot lights, two ample bedrooms and a modern three piece bathroom.

Insulated double attached garage and oversized driveway.

This is a home to just move in and love!

Special Mention

Schools: Victor H L Wyatt Island Lakes Community H.S. Paul Ecole Julie-Riel

Shopping:
Southglen Shopping Center
St.Vital Center

Parks: Shorehill Drive Park Bois-Des-Esprits Seine River Greenway's Trail Shelly Glover Park