

Dimensions & Info

LIVING ROOM	18.42' x 13'
EAT-IN KITCHEN	21.83' x 13.5'
DINING ROOM	15.08' x 12.33'
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

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\$599,900

 1,752 sf  5  3



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

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