Dimensions & Info

LIVING ROOM 14.83' x 13.25' 15.83' x 10.08' EAT-IN KITCHEN 12.83' x 12.5' **DINING ROOM** 4 PC BATHROOM 8.17' x 6.08' 3 PC BATHROOM (LL) 7.75' x 5.25' 2 PC BATHROOM 6.5' x 3' PRIMARY BEDROOM 18.57' x 15.08' BEDROOM #2 11.08' x 9' BEDROOM #3 12.75' x 8.17' BEDROOM #4 (LL) 10.25' x 8.17' **RECREATION ROOM** 25.75' x 11.25' LOFT 20.42' x 11.17' **OFFICE**









11.5' x 8'



871 Grosvenor Ave





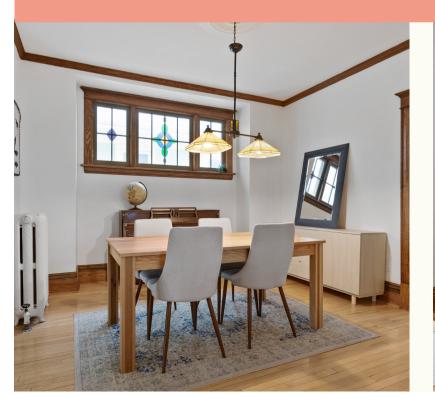














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T H E

M A R G º L I S

G R O U P



Welcome to Crescentwood!

Meticulously maintained character home in the heart of Crescentwood welcomes you with a screened in porch which leads you into the warm and welcoming home.

The living room has a large bay window, tasteful stained glass and an ornate fireplace. It opens up to the large dining room which leads to the den which is perfect for an office, playroom or art room.

The kitchen is spacious and allows for multiple cooks in this updated kitchen. It has tons of cabinet space, stainless steal appliances, gas stove, quartz counters, tile backsplash and Duraceramic tile.

Upstairs has a very large and open primary bedroom with double mirrored closets and a large picturesque south facing window.

Enjoy long baths in the updated bathroom with clawfoot tub; while the children are asleep in the other two good sized bedrooms, on the same floor.

Beautiful and unique white spiral staircase that leads to the third floor is something to experience. Once up there, enjoy bright natural light and a space to make your own.

Special Mention

Schools:

Grosvenor School Kelvin High School St.Mary's Academy

Shopping:

Lilac Street Shops Corydon Street Shops Academy Street Shops Grant Park Shopping Centre

Parks: Peanut Park Munson Park Assiniboine Park and Zoo