

Dimensions & Info

GREAT ROOM	14.58' x 14'
EAT-IN KITCHEN	20' x 14'
DINING ROOM	10.5' x 9.67'
PRIMARY BEDROOM	13.5' x 12.5'
BEDROOM #2 (M)	11' x 9.83'
BEDROOM #3 (M)	10.92' x 9.83'
BEDROOM #4 (LL)	11.67' x 11.25'
BEDROOM #5 (LL)	15.83' x 14.17'
5 PC ENSUITE BATH	9.83' x 9.17'
4 PC BATH (M)	9.83' x 6.25'
4 PC BATH (B)	9' x 8.5'
RECREATION ROOM	23' x 14.58'
GAME ROOM	25.75' x 14.58'
STORAGE ROOM	11.5' x 8.25'



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Welcome to the Bridgwater Trails

Walk into this stunning former Artista bungalow show home with 10' ceilings and gorgeous light fixtures.

Lovely entry way leads you to two bedrooms with a spacious 4 piece bath dividing them; located off the centre hall, making them perfect options for kids bedrooms, or for someone that needs accessibility access.

Open design is flooded with natural light that shines beautifully into the sprawling modern kitchen. There is a quartz waterfall island, loads of upgraded cabinetry, and designated bar/coffee area, making this a dream kitchen to entertain in.

Enjoy getting cozy in your sunny living room with a corner gas fireplace. Next to it, is the primary bedroom which features a deluxe five piece ensuite complete with an oversized tile shower, soaker tub and walk-in closet.

To round up the main floor, there is a dream mud room that has direct access to the pantry and washer/dryer and utility sink.

Going down to the 'look out' lower level there is ample open space for a games and entertainment room. Guests can stay in one of the two large bedrooms. There is also a large storage room and four piece bathroom.

The fenced yard overlooks the walking path, has a composite deck, patio and hot tub!

Special Mention

SCHOOLS-
 South Pointe/École South Pointe
 Bison Run
 Pembina Trails Collegiate
 University of Manitoba

PARKS-
 Eaglewood Park

SHOPPING-
 North Town Centre

\$888,800

1,822sf

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