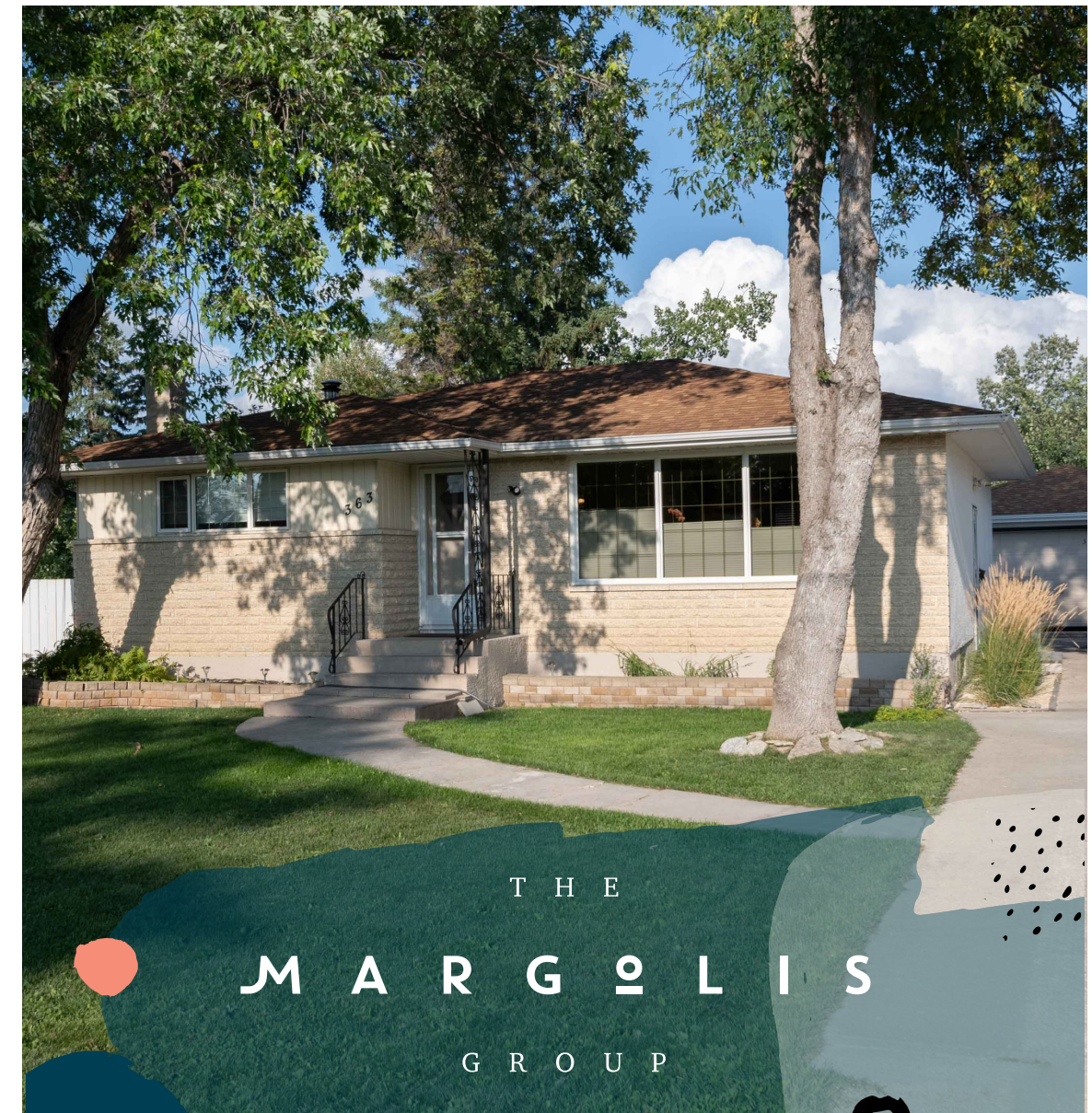


Dimensions & Info

LIVING ROOM	22.08' x 12.17'
EAT-IN KITCHEN	16.92' x 12.08'
DINING ROOM	12.33' x 9.17'
PRIMARY BEDROOM	12.25' x 11.17'
BEDROOM #2	10.17' x 9.58'
BEDROOM #3 (LL)	13.92' x 11.33'
4 PIECE BATHROOM	7' x 6.75'
RECREATION ROOM (LL)	24' x 14.75'
3 PIECE BATHROOM	6.75' x 5.75'
LAUNDRY ROOM	15.58' x 14.92'



THE
MARGOLIS
GROUP

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Welcome to Charleswood

Lovely, well cared for bungalow has been upgraded over the past 6 years is nestled on a quiet street in Charleswood.

Walk in and notice the parquet hardwoods in the generously sized living room with a large west facing picture window perfect for catching those beautiful prairie sunsets.

The sprawling kitchen with stainless steel appliances, has full height white cabinetry, modern countertops and tile backsplash conveniently merges into the dining room.

The dining room and kitchen both have access to two beautiful garden doors that lead onto a large two tiered composite deck and overseas the large and meticulously landscaped backyard.

Two well sized bedrooms round off the main floor with an updated 4 piece bathroom.

The lower level has plush carpet and is fully finished complete with a wet bar. Coming down the stairs you will notice a tyndall facing wood fire place with new chimney anchoring the cozy recreation room.

The lower level has some really well thought out upgrades: sound proofed bedroom, bathroom with a heated/light fan, fantastic laundry room with newer appliances and hook ups for a utility sink.

Special Mention

SCHOOLS-
Royal School

PARKS-
Beaudry Provincial Park
Assiniboine Forest

ENTERTAINMENT-
Tuxedo Golf Course
Charleswood Centre

\$444,900

 1,189 sf

 3

 2

 2



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