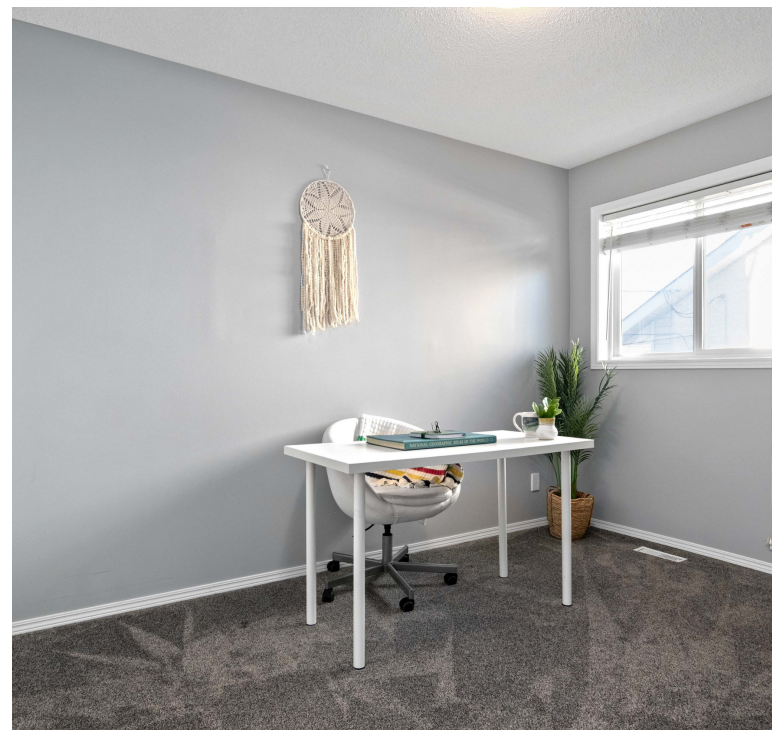


Dimensions & Info

LIVING ROOM	11.42' x 11.08'
EAT- IN KITCHEN	19.08' x 11.5'
DINING ROOM	12.42' x 10'
PRIMARY BEDROOM (UL)	21.08' x 13.83'
BEDROOM #2	12.42' x 9.42'
BEDROOM #3	12' x 11.42'
BEDROOM #4 (LL)	12.58'x 11.25'
4 PIECE BATHROOM	8.25' x 5.17'
4 PIECE BATHROOM (LL)	8' x 5'
3 PIECE BATHROOM ENSUITE	8.08' x 7.75'
RECREATION ROOM	28.75' x 18.67'
UTILITY ROOM	11.58' x 9'



THE
MARGOLIS
GROUP



225 Alcrest Drive

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Personal Real Estate
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Welcome to Charleswood!

Meticulously maintained and rarely found cabover in Charleswood!

Lovely location, on a quiet street yet close to many conveniences like parks, golf courses and shopping.

Walk in into this open concept floor plan with vaulted ceilings, a soft neutral palette and easy care LVP flooring.

Host gatherings in the great sized eat-in kitchen with plenty of white cabinets along w/a corner pantry, over looking the sprawling fenced backyard with mature trees and a two tier deck.

The main floor has two generous bedrooms with a 4 piece bath.

The primary suite in on the upper level and features 9' ceilings, a large walk-in closet and 3 piece en-suite.

The lower level is perfect for guests or an older child providing a rec space, bedroom and bathroom!

The partially finished basement has oversized windows allowing for natural light throughout the large rec room with laminate floors and a 4th bedroom.

The lower level is perfect for guests or older children with a tastefully updated 4pc bath.

Special Mentions

SCHOOLS-
Royal School
École Charleswood School
Strathmillan School

AMENITIES
Charleswood Square
Woodhaven Park
Assiniboine Park
St Charles Country Club

\$549,900



1,520 sf



3 + 1 LL



3



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THE
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