

## Dimensions & Info

LIVING ROOM	16.83' x 13.42'
EAT-IN KITCHEN	17.42' x 12.25'
DINING ROOM	9.83' x 8'
PRIMARY BEDROOM	13.42 x 11.17'
WALK-IN CLOSET	5.33' x 5.17'
BEDROOM	11.08' x 10.17'
BEDROOM	11.83' x 8'
BEDROOM (LL)	9.83' x 7.33'
4 PC BATHROOM	7.58' x 4.83'
2 PC BATHROOM	5.33' x 4.4'
3 PC BATHROOM (LL)	13.42' x 9.83'
RECREATION ROOM (LL)	20.67' x 15.25'
LAUNDRY ROOM (LL)	14' x 10.33'



68 Vanscoy Road

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*\*Leah Danielle Margolis Personal Real Estate Corporation*







## Welcome to Charleswood!

Nestled on a tranquil street, this well-preserved Boch+Regehr bungalow boasts a spacious pie-shaped lot (12,409sqft!) with a west-facing backyard.

The layout features ample windows in every room, including a neutral-toned L-shaped living room/dining room with laminate flooring and a built-in hutch. This flow allows for great entertaining.

The bright and cheery eat-in kitchen offers double sinks with a view of the beautiful yard and prairie sunsets, along with plenty of counter space, cabinets and a pantry.

The bedroom wing on the north side of the house includes rooms with ample closet space and hardwood floors. The primary bedroom features a walk-in closet and an ensuite bathroom. A four piece bath completes the main level.

The finished lower level offers a spacious L-shaped recreation room with an ornamental brick-faced fire place as a focal point, perfect for relaxation. Additionally, there is a non-egress bedroom, an updated three piece bath and a roomy laundry area. The {almost} fenced yard includes a patio, deck, and a triple detached garage with tandem access to the yard and a workshop area.

\$399,900

 1,215 sf

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*"The information contained herein has been supplied to Danielle Margolis and ROYAL LEPAGE Dynamic Real Estate by the owner of the property. ROYAL LEPAGE Dynamic Real Estate has relied on the owner's representations for the purposes of preparing this feature sheet"*

*Danielle*  
MARGOLIS

**ROYAL LEPAGE**  
Dynamic Real Estate

## Special Mention

SCHOOLS-  
École Charleswood School  
Beaumont School  
Westgrove School

## AMENITIES

Harte Trail and playground  
Charleswood Square  
Charleswood Off Leash Dog Park

