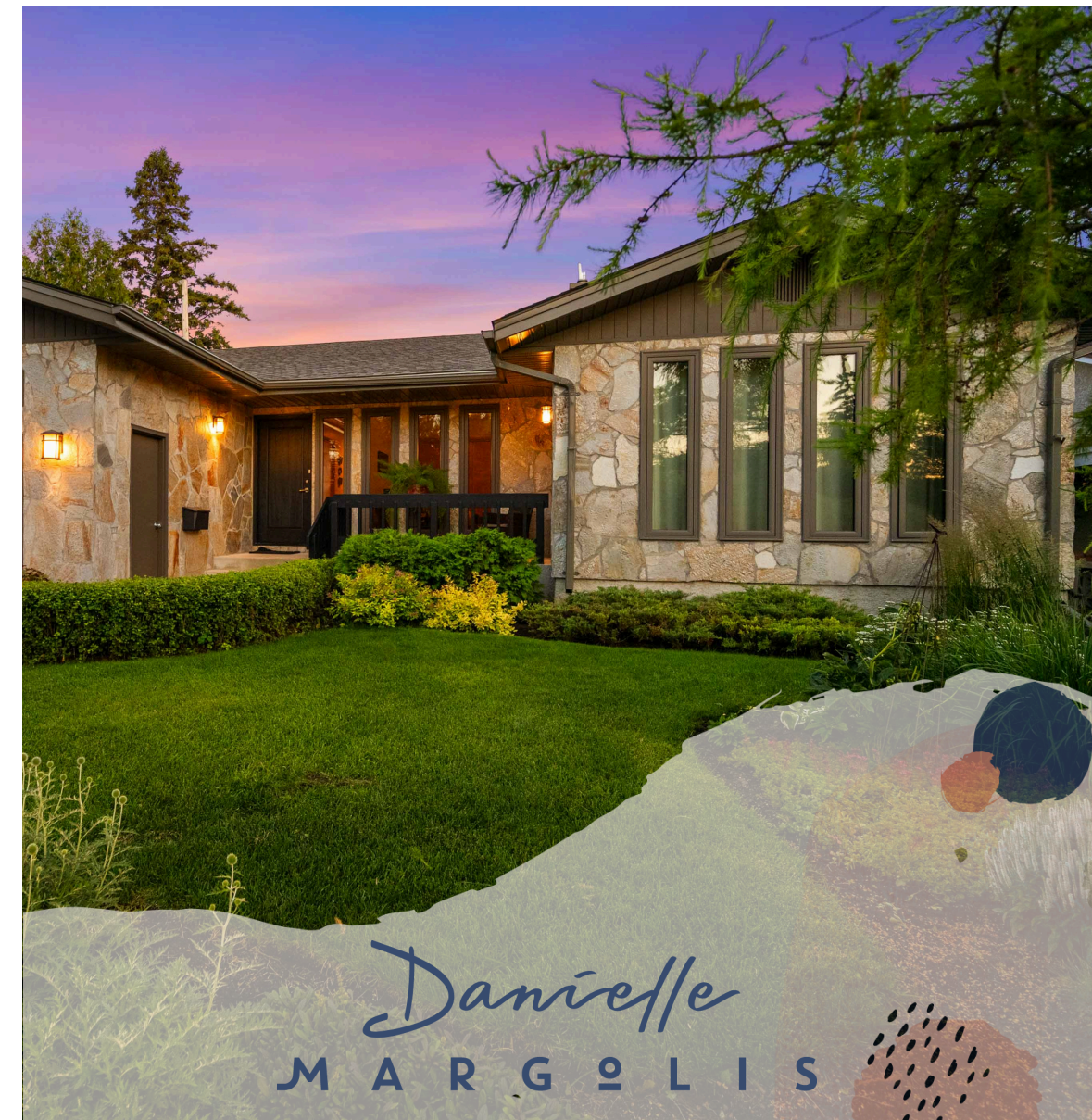


Dimensions & Info

LIVING ROOM	20.17' x 11.58'
EAT-IN KITCHEN	20.58' x 8.67'
DINING ROOM	14.42' x 12.83'
PRIMARY BEDROOM	15.67' x 14.17'
BEDROOM	10.92' x 10'
3PC ENSUITE	5.5' x 4.42'
BEDROOM	11.25' x 10'
BEDROOM	13.5' x 11.33'
BEDROOM (LL)	13.17' x 11.25'
LAUNDRY ROOM (U)	9' x 7.67'
RECREATION ROOM (LL)	30.58' x 18.33'
SUNROOM	20.5' x 8.17'
4 PC BATHROOM	7.58' x 6.67'
2 PC BATHROOM (LL)	6.33' x 3.67'
1 PC BATHROOM (LL)	4.58' x 3.92'



435 Summerlands Blvd

Danielle Margolis * REALTOR®

(204) 791-9719

**Leah Danielle Margolis Personal Real Estate Corporation*





Welcome to Westwood

A stunning custom-built bungalow backing onto the St. Charles golf course awaits.

Situated on a beautifully landscaped south-facing lot adorned with numerous perennials, this home offers a covered front porch that leads into a meticulously maintained and tastefully updated space.

Inside, gleaming hardwood floors and a custom feature wall catch the eye. The kitchen, dining room, and living room offer views of the yard and golf course, bathing the interiors in natural light.

A charming three-season sunroom off the kitchen opens to a two-tiered deck.

The primary bedroom features an updated 3-piece ensuite and two double closets.

A modern 4-piece bathroom and two additional spacious bedrooms complete the main level.

The expansive basement boasts a curved staircase leading to a large recreational area, a fourth bedroom (non-egress) with a walk-in cedar closet, a fantastic laundry room with ample storage, a remodelled 2-piece bathroom, and a hobby room. Additionally, enjoy your very own private spa with a relaxation room, custom sauna, and tiled shower.

Special Mention

SCHOOLS -
 Lincoln Middle School
 Heritage School
 Ecole Charleswood School

AMENITIES -
 Woodhaven Park
 Sturgeon Creek Park
 Westwood Village Shopping

\$599,900

 1,528 sf

 4

 2 full 2 half

 2



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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