

































































































[Previous](#)

[Next](#)

































































































## Description

Set on 55 picturesque acres in Cooks Creek, just minutes from Birds Hill Provincial Park, this exceptional property offers the ultimate blend of privacy, space, and versatility. The custom-built residence features soaring 9 and 10ft ceilings, a generous formal dining area, and a thoughtfully designed kitchen ideal for both everyday living and entertaining. A bright breakfast nook and inviting sunroom overlook the expansive deck, complete with a 12×24 pool, 7 person hot tub, and beautiful grounds that create a true backyard oasis. Upstairs above the garage, a fully outfitted theatre room with a wet bar provides the perfect setting for movie nights or hosting. The spacious primary retreat includes a luxurious 5 piece ensuite, while the home's total of 3 bedrooms and 4 bathrooms (2 full 2 half baths) ensures plenty of room for family and visitors. The 44×48 heated and insulated shop has tall ceilings and 400-amp service. In addition on the property, there is a separate 20×60 modular home with 2 bedrooms, 2 bathrooms, and its own septic system (not

included with list price, open for negotiation).

\$949,900.00

Call Us: 204-989-7900

Email Us: [derekdaneault@royallepage.ca](mailto:derekdaneault@royallepage.ca)

3Bedrooms

2.50Bath

2400SqFt

[Print To PDF](#)