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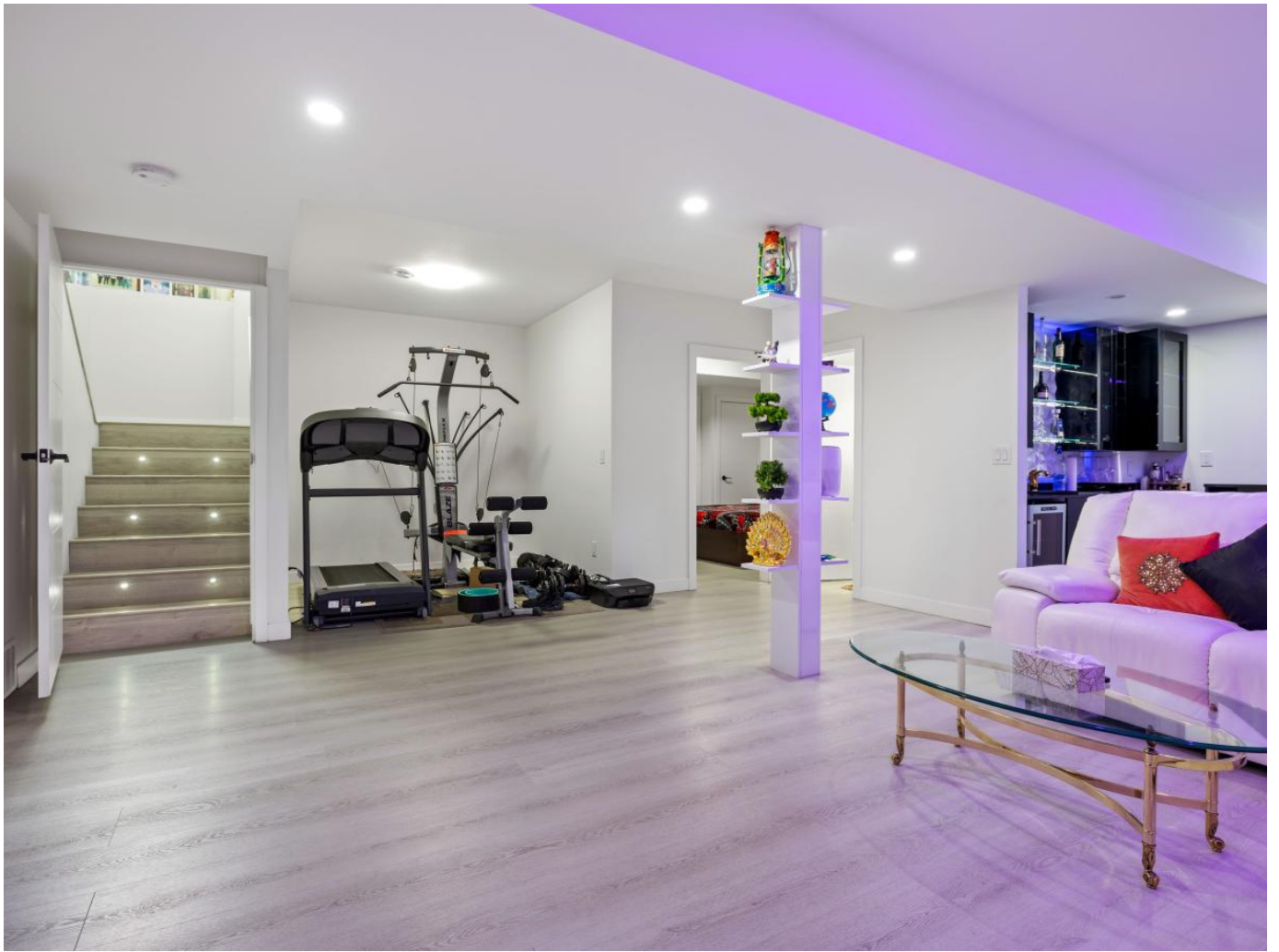






















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ਏਨੀ ਸੀ ਸਭੁ ॥







































## Description

Set on 1.38-acres in West St. Paul, this 2-storey residence offers approx. 2359 sqft, thoughtfully designed for elevated comfort and entertaining. With 5 beds and 4.5 baths, the home seamlessly blends functionality with upscale appeal, enhanced by integrated smart home features for modern, connected living. Double-door entry welcomes you into the elegant living/dining area, flowing into an inviting family room. The kitchen is equipped with built-in appliances, while a dedicated spice kitchen tucked just beyond adds convenience and versatility for the culinary enthusiast. A powder room and main floor laundry complete this level. Upstairs, the primary suite features balcony access and a 4pc ensuite. A secondary bedroom enjoys its own 3pc ensuite with extended dual vanity and WIC, while a 3rd bedroom and 3pc bathroom provide ample space. The fully finished lower level is designed with entertaining in mind, showcasing a spacious recreation room complemented by a wet bar. 2 more bedrooms and a 3pc bathroom complete the basement. Outdoors,

a generous deck overlooks the acreage, offering a sense of privacy and room to unwind. A triple attached garage adds everyday convenience to this exceptional property.

\$1,379,900.00

Call Us: 204-989-7900

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

5Bedrooms

4.50Bath

2359SqFt

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