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Description

CUSTOM BUILT MARIC HOME situated on 4.26 acres! This 2200 SF, 4 bed, 4 bath home features custom details & vaulted ceilings. Enter into the grand foyer with chandelier & marble floors that leads to a spacious living room w/floor to ceiling windows that illuminate natural light. The eat-in kitchen features custom granite countertops w/granite island, table & stools, ceramic floors, walk-in pantry, porcelain sink/garburator and garden doors to the heated sunroom & backyard oasis. Enter into the sunken family room featuring a wood burning fireplace. A laundry room, 2pc granite bath, & large office complete the main floor. The upper level primary bedroom offers a walk-in closet & 4pc ensuite complete with a marble surround jetted tub. Additional 2 bedrooms & a 4pc granite bath. The lower level is fit for entertaining with a cedar sauna, granite steam shower, games/media area, LED lighting, bedroom & geothermal. Enjoy a staycation with your inground pool, Arctic

spa/hot tub, landscaped fenced yard featuring a dog run & triple heated garage. Across from Birds Hill Park, 10 minutes to East St. Paul and Winnipeg city limits. View the attached feature list for more information.

Site Influences: Country Residence, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscape, Landscaped patio, Private Setting, Treed Lot

Features: Pool Equipment, Pool, inground, Air Conditioning-Central, Dog run fenced in, Engineered Floor Joist, Hot Tub, Jetted Tub, No Smoking Home, Sauna, Sump Pump, Sunroom

Gds Included: Blinds, Dryer, Dishwasher, Refrigerator, Garage door opener, Garage door opener remote(s), Microwave, Stove, Vacuum built-in, Washer, Water Softener

BONUS FEATURE LIST ATTACHED

ROOM DIMENSIONS

Living Room (M) 17.75X12.5

Eat-In Kitchen (M) 17.75X14

Dining Room (M) 14.5X9

Family Room (M) 13X12.33

Laundry Room (M)

Two Piece Bath (M)

Office (M) 11.08X8.08

Sunroom (M) 11.08X13.04

Primary Bedroom (U) 13X14.75

4 Piece En Bath (U)

Bedroom (U) 9.67X8.75

Bedroom (U) 11X9.67

Four Piece Bath (U)

Recreation Room (L) 18.25X21.75

Bedroom (L) 13.17X13.5

Three Piece Bath (L)

Game Room (L) 10.25X18.08

Storage Room (L) 18.00X15.00

If you would like to view this property or are looking for additional information, please contact me.

Disclaimer: This information obtained is deemed to be reliable, but not guaranteed to the accuracy, correctness, and completeness of this information. Please note the information may change or withdrawal without notice.

\$759,900.00

Call Us: 204-989-7900

Email Us: derekdaneault@royallepage.ca

[71075 Kirkness Road - List of Features 0.pdf](#) (74.62 KB)

4Bedrooms

3.50Bath

2200SqFt

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