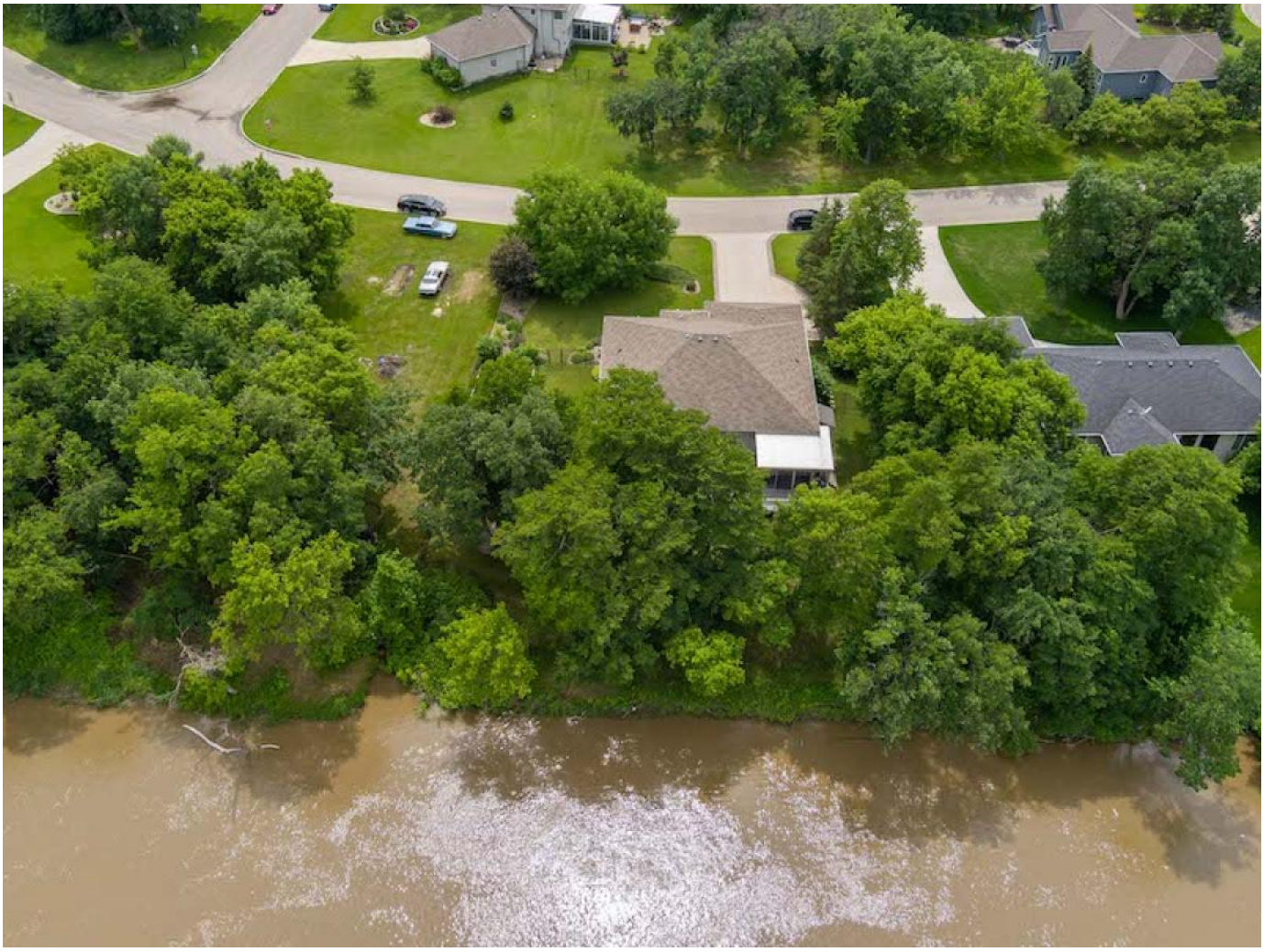


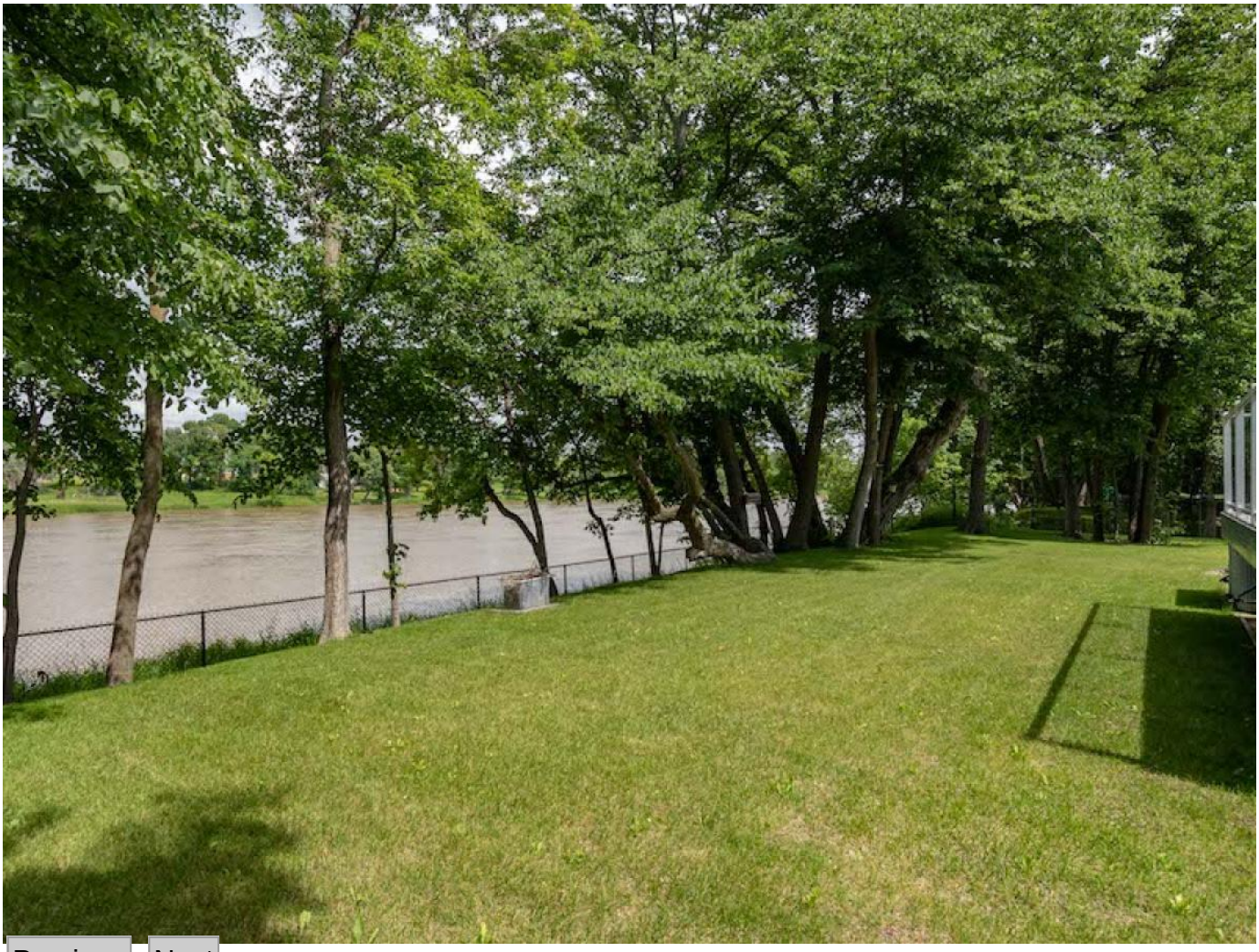
FAMILY

Miele

TOILET RULES
If you lift it up
PUT IT DOWN
If it runs out
REPLACE IT
If you miss it
CLEAN IT UP
FLUSH IT
SPRAY IT

GUINNESS

GUINNESS



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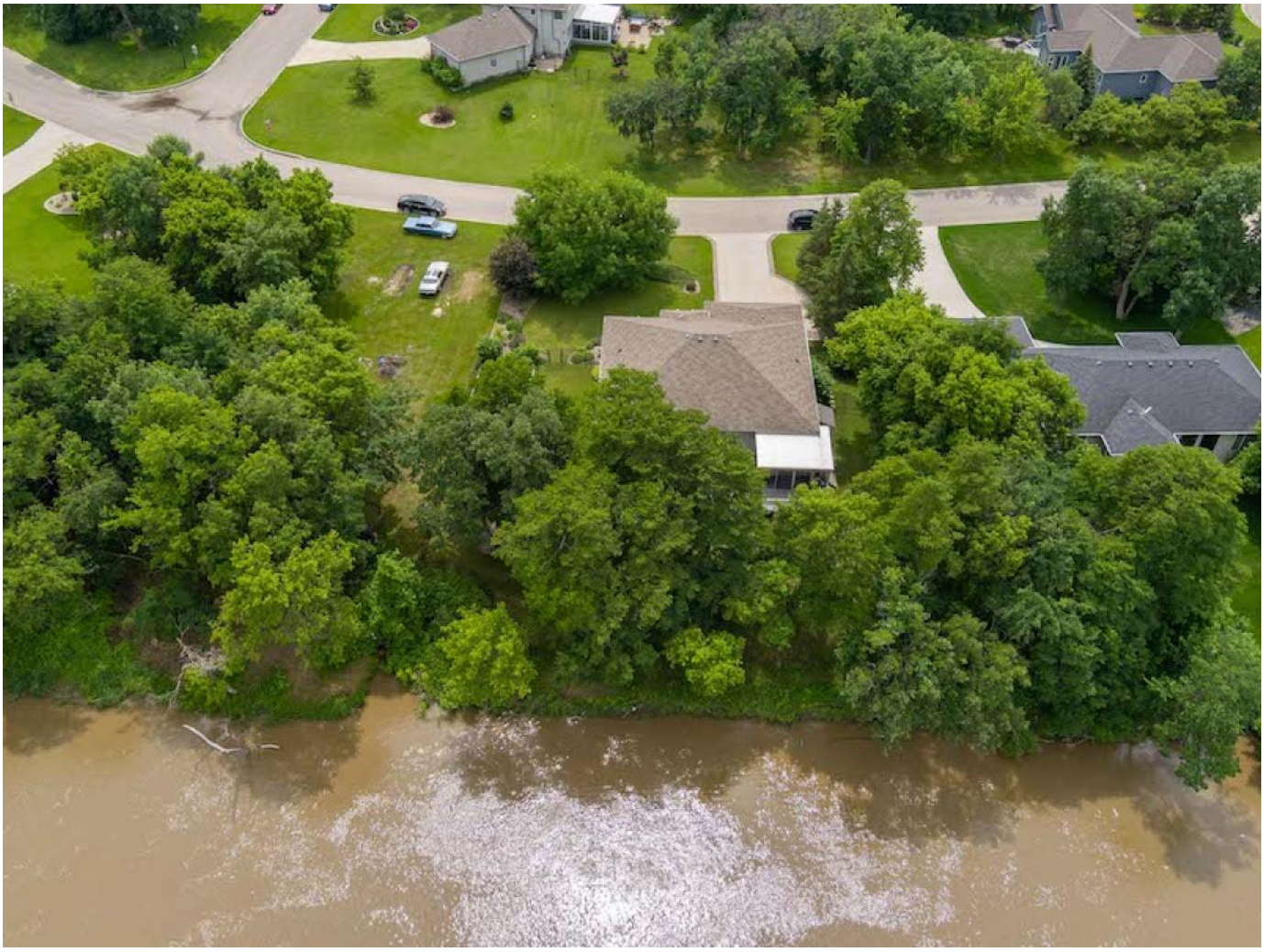

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Description

CUSTOM BUILT RIVERFRONT LOT! Located in the beautiful community of Marston Meadows surrounded by mature trees is this stunning 1925 SF, 4 bed, 3 bath bungalow crafted by Huntington Homes. Featuring custom details & spectacular views of the Assiniboine River throughout, the light & airy open concept living area offers built-in shelving, a cozy stone fireplace, & a formal dining area w/a stunning chandelier. The gourmet eat-in kitchen features quartz countertops w/ample cabinet space, high-end SS appl, a corner pantry, and access to the 3 season sunroom & backyard - perfect place to enjoy your morning coffee! The primary bedroom suite offers lg windows radiating natural light & access to a 3pc ensuite. An add’t bedroom, 4pc bath, & laundry rm complete the main flr. The spacious lower level is great for hosting w/a media & games area, and wet bar complete w/a Marvel wine fridge, cooktop, & plenty of cabinet space. 2 add’t bedrooms, 3pc bath, & storage

room complete the space. Your backyard oasis awaits you!

Foyer (M) 11.67X6.75

Great Room (M) 19.33X16.75

Dining Room (M) 14.5X11.42

Eat-In Kitchen (M) 18.08X11.58

Laundry Room (M) 11.17X7.5

Primary Bedroom (M) 15.08X14.75

3 Piece En Bath (M)

Bedroom (M) 13X9.75

Four Piece Bath (M)

Sunroom (M) 16.08X12.42

Other (L) 12.08X7.5

Second Kitchen (L) 19.42X15.75

Media Room (L) 27.42X15.75

Bedroom (L) 15.08X11.5

Bedroom (L) 10.17X10.08

Utility Room (L)

Three Piece Bath (L)

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.

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