



49 Waterton Drive Winnipeg

\$1,199,900

Offers as received. You are going to love this stunning 3,161 sf 2-storey custom built by Gino's Homes on choice street in Royalwood. This open concept floor plan has maple hardwood floors throughout the main floor, formal living room + dining room with 3 sided fireplace, a HUGE great room with tons of windows, built in speaker system throughout the house and views of the pool and lake. The kitchen has maple cabinetry, granite counters and Subzero + Wolf appliances. Upstairs you will find 4 spacious bedrooms with the master featuring a large walk-in closet along with a deluxe ensuite with his + hers sinks, glass shower and soaker tub. The basement is fully finished with a media room, 2nd kitchen, structural floor and steel beam construction. The yard had been over the top landscaped with a large pool (UV light), large patios, fire pit, 12x24 deck and 3 season sunroom. Other features include: 3 car garage (insulated + drywalled), 2 stair cases going to basement, sprinkler system and shed.

Dining Room 10 x 12

Living Room 11 x 14

Family Room 23 x 15

Eat-In Kitchen 23 x 15

Two Piece Bath

Master Bedroom 16 x 15

Five Piece Ensuite Bath

Bedroom 11 x 14

Bedroom 12 x 13

Bedroom 9 x 11

Four Piece Bath

Bedroom 10 x 11

Four Piece Bath

Media Room 13 x 15

Recreation Room 14 x 32



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