



## 82 Westwater Drive Winnipeg

\$574,900

Offers as received. Welcome to this 2,557 sf 2-storey on choice street in Royalwood. This former Gino's show home was custom built from top to bottom and features a modern open concept floor plan, hardwood floors throughout the main floor, formal dining room, great room with tray ceilings, pot lights, entertainment centre with built-in speakers and 3-sided fireplace. The eat-in kitchen has maple cabinetry, granite counter tops and corner pantry. Upstairs you will find 3 bedrooms with the master not only being enormous in size, but it has an equally spacious walk-in closet and deluxe ensuite with jetted tub and custom shower. The basement has been professionally finished and comes complete with 4th bedroom and an extra full bath. It also has lots of pot lights and built-in entertainment centre. The backyard is fully landscaped and has a large 3-season sunroom, patio and pond.

Dining Room 10'92 x 12'25

Living Room 17'67 x 21'17

Kitchen 23'42 x 11'50

Den 12'25 x 11'58

Loft 15'75 x 9'50

Master Bedroom 15'68 x 19'67

Bedroom 10'92 x 10'08

Bedroom 10'92 x 10'08

Recreation Room 27'50 x 15

Bedroom 12'92 x 14

Sunroom 10 x 17

Four Piece Bath

Five Piece Ensuite Bath

Two Piece Bath

Three Piece Bath



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