



46 Delbrook Crescent Winnipeg

\$514,900

OPEN HOUSE JULY 15 @ 1-3PM. Arguably one of NK's most prestigious locations. This classic 2200+ sqft home has been meticulously maintained by the original owners. This 4BR/4BTH home has much to offer. The first to greet you is a stately curb appeal. Lush landscaping, cedar shake roofing, and a distinct architectural style leave a lasting impression. Upon entry to the home one is met with a grand staircase off the spacious front foyer. A french door reveal segues to a well kept formal living room/dining room combo with rich oak wainscotting. The galley KT is home to oak cabinetry, gorgeous granite counter tops and a large breakfast nook with South backyard views. The sunk-in family room is anchored by a brick FP and patio doors to a large deck, custom gazebo and gorgeous, treed yard. Upstairs is home to 4 large bedrooms and plenty of storage while the f/f basement features plenty of rec-room space, classic wet bar and a homey feel. Some wait years for an opportunity to purchase on this street. Act now!

Living Room 17'10 x 13'30
Dining Room 14'61 x 10'23
Eat-In Kitchen 21'36 x 8'05
Family Room 16 x 16'50
Breakfast Nook 10 x 8'42
Laundry Room 9 x 6
Two Piece Bath
Master Bedroom 20 x 14'17

Four Piece Ensuite Bath
Bedroom 12'13 x 10'58
Bedroom 12'64 x 8'03
Bedroom 14'15 x 8
Four Piece Bath
Recreation Room 34 x 19
Utility Room 15 x 8'75
Two Piece Bath



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