



## 200 Bluegrass Road Springfield Rm

\$514,900

February 9, 2018 first day offers considered. Great value for the right buyer on beautiful Bluegrass Road. This 3 bedroom home is priced well under assessed value. Incredible "curb" appeal with timeless Cape Cod styling & triple dormer windows on 2nd floor welcome you. Expansive, 3,000+ sq.ft. floorpan with multiple entertainment areas on the main floor including classic red brick wood burning fireplace, vaulted ceilings galore plus huge master bedroom with big ensuite. Big windows provide long views in all directions. 2 more large bedrooms & full bathroom on 2nd level. Finished rec room plus sauna, shower & hot tub on lower level. 5+ car attached garage with storage loft. Mature landscaping on 2+ acres - and just 5 minutes from the Perimeter. Adjacent to Springhill Winter Sports Park, Trans-Canada Trail on the Floodway, Bird's Hill Park, Garven Road Golf Courses and a quick getaway north on #59 to Grand Beach, Belair & Vic Beach. You've got big dreams, live them on beautiful Bluegrass Road. C'mon down!

Great Room 19 x 19'50

Dining Room 12 x 12'67

Eat-In Kitchen 10 x 15'50

Recreation Room 24 x 12

Master Bedroom 17 x 24

Bedroom 14'50 x 12'50

Bedroom 12 x 13

Four Piece Ensuite Bath

Two Piece Bath

One Piece Bath

Four Piece Bath



**Kerry Enns**

Royal LePage Prime Real Estate

Phone: (204) 770-6893

kerryenns@bothenns.com



**Royal**

**LePage Prime Real Estate**

1877 HENDERSON HWY ,  
Winnipeg, MB, R2G 1P4

Phone: 204-770-6893

kevin@atomic55.net