



## 221 River Road St Andrews

\$849,900

Luxury & quality throughout this stunning 2000 sq ft bungalow with walkout basement. "WOW" factor as you drive up to this sprawling home on a professionally landscaped 1.38 acre lot. Large entry way reveals an open concept great room/kitchen/dining area with open staircase to family room below. Beautiful Brazilian hardwood floors, fabulous "chef's kitchen" features walnut cabinets, 8 burner double oven gas stove, 7 foot triple stainless steel sink, granite counters, island with breakfast bar, quartz counter top, wine fridge & pantry. Garden doors to composite deck. Primary bedroom w/2 sided fireplace, wicc w/built ins, "spa like" ensuite w/double teak vanities & sinks, heated floors, jet tub & tile shower. Lower level family room w/gas FP & raised games area, 2 more bedrooms, 5 piece bath w/heated flrs. Attached garage fits 4 plus. Bright 1400 sq ft heated shop w/10 ft ceilings, metal roof & 2 piece. Out buildings are colour matched. ICF foundation, engineered siding. Truly one of a kind!

Great Room 18 x 10

Kitchen 24'16 x 13'50

Primary Bedroom 22'50 x 13

Walk-in Closet 9'42 x 9'08

Office 12'84 x 11'40

Family Room 22'67 x 15'75

Game Room 25'40 x 12'50

Bedroom 12'50 x 10'75

Bedroom 12'50 x 10'75

Laundry Room 14'10 x 8'92

Five Piece Ensuite Bath

Five Piece Bath

Two Piece Bath

Listing Presented By:



Originally Listed by:  
RE/MAX EXECUTIVES REALTY

miketboni@gmail.com



**RE/MAX executives realty**

3505 Roblin Boulevard , Winnipeg,  
MB,

Phone: (204) 987-9808  
scottcpking@msn.com