



11 Ash Cove Headingley

\$1,239,000

Welcome to 11 Ash Cove in the sought-after Forest Grove Estates in Headingley--a stunning *to-be-built* 2 storey home by Artista Homes, bringing over 25 years of award-winning craftsmanship. This thoughtfully designed 2,230 sq ft home offers the perfect blend of luxury, function, & modern style. The main flr features a versatile den, ideal for a home office or guest space, along w/ a bright & open-concept layout highlighted by soaring 2-storey ceilings in the great room. At the heart of the home is a gourmet kitchen complete w/ a walk-in pantry. Upstairs, you'll find 3 generously sized bdrms plus a loft space that can easily be converted into a 4th bdrm, offering flexibility for growing families. The primary suite is a true retreat, featuring a luxurious ensuite w/ a custom tile shower, dual vanities, & a freestanding tub designed for total relaxation. Additional highlights include: * Triple attached garage w/ a massive driveway * Premium plumbing and lighting fixtures throughout * Exceptional craftsmanship & attention to detail Built by one of Manitoba's most respected builders, this home offers the opportunity to customize & create your dream space in one of Headingley's premier communities.

Den 13'40 x 13'10

Dining Room 13 x 6'80

Kitchen 14'10 x 13'10

Great Room 14'70 x 18

Walk-in Closet 10'20 x 5

Five Piece Ensuite Bath

Bedroom 19 x 14'10

Bedroom 10 x 11'10

Bedroom 10'60 x 11'10

Primary Bedroom 14'10 x 13'60

Two Piece Bath

Laundry Room 5'10 x 6

Mudroom 11 x 6

Four Piece Bath

Bedroom 11'40 x 11'40

Walk-in Closet 4'50 x 5'40

Family Room 29 x 17'10

Three Piece Bath

Listing Presented By:



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