



117 Ken Butchart Crescent Winnipeg

\$729,900

SS Now, Offers as received. Welcome to this exceptional 2024-built residence offering 2,167 sq. ft. of thoughtfully designed living space in the highly sought-after Devonshire Park community. This 4-bedroom, 3-full-bathroom home is perfect for modern family living, featuring a main-floor bedroom and full bathroom ideal for guests or multigenerational households. The open-concept main level showcases luxury vinyl plank flooring, quartz countertops throughout, an entertainment feature wall with electric fireplace, and a striking glass staircase. The chef-inspired kitchen is complemented by a fully equipped spice kitchen with gas line, making meal prep effortless. Upstairs offers generously sized bedrooms and a convenient laundry room with sink. A separate side entrance with privacy door, plus a basement laundry rough-in, provides excellent potential for future development or a secondary suite. Additional highlights include a reverse osmosis water filtration system, a 20'x22' attached double garage, and a 34'x118' lot. Situated close to parks, schools, shopping, and amenities, this nearly-new home delivers luxury and functionality without the wait of building new. Book your private showing today!

Three Piece Bath
Living Room 15 x 14'50
Dining Room 9 x 6'50
Kitchen 11 x 11'40
Second Kitchen 5 x 9'50
Bedroom 9'41 x 9'60
Primary Bedroom 13'90 x 13

Three Piece Ensuite Bath
Bedroom 10'50 x 12'60
Bedroom 12'60 x 11'10
Four Piece Bath
Laundry Room
Loft 12'11 x 15'20

Listing Presented By:



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