



118 Prairie Smoke Drive Winnipeg

\$999,900

Offers presented Sept 16th. Situated on a quiet cul-de-sac on a huge pie-shaped lot backing the lake, is this stunning 4 bdrm 3.5 bath 2,253 sqft 2 storey walkout built by Maric Homes! Step inside the open concept main floor to laminate flooring throughout the main living, soaring 18' ceilings & full wall of windows framing the water views. High-end chef's kitchen by Harms Kitchen Design boasts waterfall quartz countertops, SS appliances with built-in wall ovens, pantry tower & dining area with sliding patio door to the deck. Great room highlights a sleek gas fireplace. Main floor powder rm, laundry & mudroom add everyday convenience. Open-riser stairs with custom SS & glass railing lead to a flexible upper loft, 3 bedrooms & 5pc main bath, including a primary retreat with custom WIC & spa-like 6 pc ensuite. Fully finished walkout basement offers a spacious rec room with dry bar & gas FP, gym space, 4th bedroom & 4pc bath! Additional features: structural wood floor, custom Hunter Douglas blinds, oversized double att garage & fully fenced yard w/ covered patio, roughed in for hot tub, & fire pit overlooking the water. A rare luxury lakefront opportunity! Shows A++!

Eat-In Kitchen 9'30 x 14'50
Dining Room 10'80 x 11'60
Living Room 23'30 x 15'60
Two Piece Bath 6'40 x 4'60
Laundry Room 6'90 x 6'10
Mudroom 6'40 x 6'50
Loft 22'10 x 15'90
Primary Bedroom 13'50 x 15'60

Six Piece Ensuite Bath 9'20 x 15'90
Bedroom 10'10 x 10'90
Bedroom 9'90 x 10'20
Five Piece Bath 7'90 x 8'60
Recreation Room 33'20 x 15'60
Bedroom 9'80 x 10'40
Four Piece Bath 9'20 x 5'90

Listing Presented By:



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