



20 Tamarack Lane Clandeboye

\$494,900

Modern charm meets farmhouse in this stunning 1616 sqft 3 bedroom 2 bathroom bungalow w/oversized 26x28 garage, all nestled on a mature treed lot. Step inside to open concept main living area w/14' vaulted ceilings, hardwood flooring throughout, and wall of windows letting in an abundance of natural light. Formal dining is open to the eat in kitchen featuring plenty of counter and cabinet space, subway tile backsplash, pantry, pot lighting, granite counters with undermount sink, island with seating for 4 and patio door leading to your private backyard. Primary bedroom boasts coffered ceilings w/pot lighting, patio door leading to the backyard firepit area, walk in closet and 3pc ensuite w/custom tile 2 person walk in shower, large vanity and heated tile floors. 2 more spacious bedrooms on the other side of the home with ample closet space, & 4 pc main bathroom with 1 pc acrylic tub and surround & tile flooring. Convenient main floor laundry, access to your 26x28 insulated, heated & drywalled garage with floor drain. Additional features and upgrades: 200 amp panel, triple pane windows throughout, hi eff furnace, paved street 25 min to north perimeter and 8 minutes to Selkirk.

Living Room 18'50 x 17'90

Dining Room 13'20 x 9'60

Eat-In Kitchen 14'50 x 12'80

Primary Bedroom 12 x 15'70

Three Piece Ensuite Bath 5'80 x 9'70

Bedroom 12 x 8'70

Bedroom 11'60 x 8'70

Four Piece Bath 11'60 x 6

Listing Presented By:



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