



21 MARSTON Drive Headingley

\$1,999,900

Experience timeless elegance in this meticulously crafted custom estate on a private .91-acre lot. Spanning 6,690 sq ft, this exceptional residence offers 10 bedrooms and 5 full bathrooms, combining refined design with superior functionality. Rich hardwood and polished marble flooring complement granite countertops and custom millwork throughout. The heart of the home is a chef's dream kitchen that flows seamlessly into a stunning great room with a soaring ceiling and stone fireplace—perfect for gathering and entertaining in style. The main floor primary suite is a private sanctuary with a loft, luxurious 5-piece ensuite, and expansive walk-in closet. A fully finished walkout basement elevates everyday living with a home theatre, games room, library, hot tub, sauna, and dedicated hobby space. Outdoors, enjoy a beautifully landscaped, fully fenced yard featuring a two-tier deck with privacy walls, in-ground sprinkler system, and multiple gas fireplaces, an ideal setting for entertaining or quiet retreat. A heated 4-car garage completes this remarkable offering of space, style, and sophistication. Book your showing today!

Bedroom 10'90 x 13
 Kitchen 32 x 15'58
 Laundry Room 14'83 x 7'92
 Library 22'83 x 19'25
 Bedroom 17'42 x 10'92
 Bedroom 14'50 x 10
 Primary Bedroom 19'58 x 14'92
 Recreation Room 42'25 x 15
 Family Room 15'58 x 15'58
 Bedroom 12'50 x 12'75
 Home Theatre 23 x 28'13
 Five Piece Bath 15'75 x 9'08
 Bedroom 10'92 x 10'75

Bedroom 23 x 21'42
 Bedroom 15'92 x 10'92
 Gym 23'33 x 18'33
 Den 22'92 x 19'25
 Five Piece Ensuite Bath 19'33 x 9'92
 Hobby Room 15'42 x 10'58
 Four Piece Bath 12'58 x 4'92
 Walk-in Closet 19'42 x 8'17
 Four Piece Bath 12'33 x 7'33
 Loft 19'42 x 8'67
 Bedroom 11'83 x 12'58
 Dining Room 22'90 x 12'08
 Mudroom 11'58 x 11'50

Display of MLS data is deemed reliable but is not guaranteed accurate by the WREB.

Listing Presented By:



Originally Listed by:
 Royal LePage Prime Real Estate
 derekdaneault@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
 Winnipeg, MB, R2G 1P4

Phone: (204) 797-7164
 rickjansen@royallepage.ca

Four Piece Ensuite Bath 5'83 x 7'17

Utility Room 12'17 x 22'33

Bedroom 14'50 x 9'92

Great Room 34'58 x 23

Office 9'83 x 11'50