



22 Oakmont Crescent Headingley

\$1,200,000

OH Sept 27th 2-3:30. OTP Oct 1st. Breezy Bend estates offers this custom built Huntington Home featuring 3234 sqft 5bdrm + office 3.5bthrm two storey w/oversized triple car garage & finished basement all situated backing onto Breezy Bend Golf course. Step inside to soaring 18' ceilings in the foyer, open concept main living w/ 13' ceilings in the living room offering, wall of windows overlooking your landscaped backyard, gas fireplace & built in speakers. Eat in kitchen boasts plenty of counter & cabinet space, tile backsplash, pantry, gas stove hookup, dining area, island w/seating for 4, all appliances incl & patio doors leading to you 12x12 3 season sunroom. Cozy family room, formal dining, office & convenient laundry finish off the main floor. French doors leading to the huge primary bdrm w/ 6pc ensuite, his & her vanity, dbl walk in shower, 2 person jacuzzi tub, linen storage & WIC. 2 more spacious 2nd floor bdrms w/ ample closet space & 5 pc main bthrm w/laundry shoot & 1 pc acrylic tub surround. Basement consists of theatre room, rec room open to your second kitchen/bar, 2 more bdrms, 4 pc bthrm & plenty of storage. Refer to attachment or picture 44 for detailed list of features & upgrades.

Living Room 14'90 x 19'10
Eat-In Kitchen 21'60 x 16'90
Sunroom 12 x 12
Family Room 12'70 x 16
Office 12'60 x 12'30
Two Piece Bath 6'20 x 5'30
Dining Room 14 x 14'10
Laundry Room 9'40 x 13'40
Primary Bedroom 14'50 x 18'70

Six Piece Ensuite Bath 18'90 x 9'70
Bedroom 13'20 x 13'30
Bedroom 11'60 x 11'40
Five Piece Bath 12'30 x 8'10
Home Theatre 11'90 x 8'70
Recreation Room 18'90 x 15'60
Bedroom 11'40 x 10'10
Bedroom 11'40 x 9'90
Four Piece Bath 5'60 x 6'50

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate

royce@royalpage.ca
<https://www.roycefinley.com/>



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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