



## 22126 Garven Road Springfield

\$999,900

BEAUTIFUL FAMILY HOME! Situated on a sprawling 5 acre treed lot is this 2,950 SF, 4 bed, 3.5 bath home featuring neutral tones throughout! The living room offers large surrounding windows illuminating the space w/natural light & French doors to the stunning 4 season sunroom - the perfect spot to sip on your morning coffee! The island kitchen features bamboo cabinets w/plenty of storage space, quartz countertops, tiled backsplash, 2 oversized sinks, SS appl, a dining area, & access to the sunroom. The family room offers large windows & a cozy wood burning fireplace. A 2pc bath & laundry complete the main floor. The primary bedroom retreat features ample natural light through the large windows, a walk-in closet, and a 4pc ensuite. 3 add't bedrooms & a 4pc bath complete the upper level. The lower level offers a spacious rec room & a 3pc bath. Enjoy an insulated & heated double attached garage & a BONUS double detached garage for your tools & toys! Only 5 minutes to the Perimeter Highway for all amenities!

Living Room 13'25 x 28'92

Family Room 12'92 x 22'92

Kitchen 23'92 x 18'92

Sunroom 23'08 x 19

Two Piece Bath

Primary Bedroom 13'25 x 19'08

Four Piece Ensuite Bath

Bedroom 13'58 x 10'92

Bedroom 13'17 x 15'25

Bedroom 11'42 x 17

Four Piece Bath

Recreation Room 16'75 x 27

Three Piece Bath

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