



Not exactly as shown. Finishes and features may vary.

## 228 Middlechurch Gate West St Paul

\$739,500

Welcome to the Leona by Connection Homes, an impressive 2,220 SqFt two-storey designed for modern family living with a bright and functional layout. The main floor features 9ft ceilings, a welcoming foyer, versatile flex/living room, convenient main floor bedroom, and a functional mudroom with access to the oversized double attached garage. The heart of the home offers an open-concept design with a stunning great room featuring an open-to-below ceiling, creating a bright and airy living space filled with natural light. The kitchen is beautifully finished with quartz countertops, ample cabinetry, and a separate spice kitchen, seamlessly connecting to the dining area—perfect for everyday living and entertaining. Upstairs you'll find a spacious primary bedroom with a large ensuite featuring double vanity and standing shower, along with two additional generous bedrooms, a versatile loft area, and a full bathroom, and a convenient second-floor laundry room. Built by Connection Homes, known for quality craftsmanship and thoughtful design. Central A/C is included. Buyers can select finishes at the design centre, and modifications to the plan can be accommodated to suit your needs. Call today for more info.

Mudroom 10'40 x 7'30

Foyer 7'20 x 4

Living Room 10'11 x 9'80

Bedroom 11 x 10

Four Piece Bath

Great Room 15 x 13'80

Dining Room 15 x 10'80

Kitchen 15 x 9'70

Second Kitchen 7'60 x 7'60

Primary Bedroom 12'60 x 12'40

Four Piece Ensuite Bath

Bedroom 11'40 x 11'20

Bedroom 11 x 10

Four Piece Bath

Loft 13'40 x 7'90

Laundry Room 6'10 x 5'40

Listing Presented By:



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