



## 46 Tall Grass Road Ste Anne

\$624,900

Offers as received | Escape to 2 acres of park-like serenity at 46 Tall Grass Road. This custom-built 2,474 SF bungalow (2016) perfectly blends rustic charm with modern luxury. The open-concept interior features a cozy wood-burning stove (WETT certified) and a split-bedroom layout for maximum privacy. With 5 spacious bedrooms and 2.5 baths, there is room for the whole family. The modern kitchen and living areas are bathed in natural light, offering views of your private wooded retreat. As the home is in the RM of Ste Anne but so close to the city of Steinbach, kids will conveniently attend school in Steinbach (Woodlawn Elementary, Clearspring Middle School & Steinbach Regional Secondary School) High-end mechanicals include a 200-amp service, forced-air electric heat, beautiful wood stove, central AC, HRV, and an instant hot water system. Recent updates (2025) include new toilets and smoke/CO2 detectors. Outside, enjoy a double attached garage and a sprawling yard just minutes from Steinbach—ideal for those seeking space without the high maintenance of a massive estate. Experience the quiet beauty of rural living with all the amenities of a city home. Impeccably maintained and move-in ready.

Kitchen 12'83 x 14

Dining Room 12'50 x 17'58

Living Room 20'75 x 16'50

Two Piece Bath 2'08 x 7'16

Four Piece Bath 11'25 x 6

Primary Bedroom 14'58 x 14

Four Piece Ensuite Bath 10'50 x 10'25

Bedroom 15 x 9'91

Bedroom 11'08 x 10

Bedroom 10 x 12

Bedroom 11'91 x 11'25

Listing Presented By:



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