

## 54004 Meadowvale Rd 30E Road Springfield Rm

\$1,499,900

Set on 2.85 acres and surrounded by manicured lawns, mature trees, and stone patios, this 2,541 SF Fosterbuilt estate offers unmatched privacy, panoramic views, and luxurious living. The 5-bed, 3-bath home features a chef's kitchen with granite counters, dual convection ovens, gas cooktop, and an oversized island. The vaulted-ceiling primary suite includes a soaker tub with stunning views. The finished lower level offers 2 more bedrooms, massive rec room with bar, room for a gym, wine making room, and a Wolf billiards table (included). Enjoy an in-ground pool and a pool house with a full bathroom (perfect for pool parties!), Toro irrigation, heat-traced drainage, and 2 tied-in wells for water security. The 4,094 SF heated shop has 4 bays (plus a full car wash bay), 400 amp service, private well/sewer, office, washroom with shower, kitchenette, laundry, loft, and parts room. A private lit driveway with over 1,000' of concrete curbing leads to a massive lot for trucks and trailers. This one of a kind property is ideal for a home business or serious hobbyist—this is a truly rare find. There is so much more, contact for a private showing today!

Kitchen 17'41 x 22'33

Dining Room 12'83 x 11'08

Living Room 117'91 x 19

Primary Bedroom  $14'66 \times 13'91$ 

Four Piece Ensuite Bath 10'50 x 14'50

Bedroom 12'08 x 11

Bedroom 10'58 x 13'33

Four Piece Bath 10'33 x 7'83

Laundry Room 10'25 x 8'16

Recreation Room 42'50 x 17'50

Bedroom 14'83 x 14'33

Bedroom 9'41 x 11'33

Three Piece Bath 6'83 x 8'83

Hobby Room 14 x 9'66

Gym 19'08 x 8'50

Listing Presented By:



Originally Listed by: Royal LePage Prime Real Estate

tylerrobb@royallepage.ca



## Royal LePage Prime Real Estate

1877 Henderson Highway, Winnipeg, MB, R2G 1P4

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