



63 Mattinee Bay Winnipeg

\$479,900

Offers reviewed May 13. OPEN HOUSE SAT MAY 9: 2-4. Welcome to 63 Mattinee Bay! Where space, comfort, and charm come together! Step into a generous living room anchored by a cozy fireplace, perfect for relaxing or entertaining. The oversized kitchen offers loads of room to cook, gather, and enjoy meals in the massive adjoining eating area. A bright family room/sunroom with skylight floods the space with natural light year-round. Upstairs features 4 spacious bedrooms, including a primary with its own 2-piece ensuite, plus you find a full 4-piece bath. In the basement, enjoy a large rec room with a second fireplace and a tucked-away corner office—ideal for work or hobbies. Outside, the expansive backyard boasts a covered deck for all-summer enjoyment. You will love spending time out side enjoying the gorgeous perennials. There is also a space ready to plant your vegi garden! To complete this perfect home you find a double attached garage which you can also access the top of it from upstairs and turn this area into usable summer space! This home truly checks all the boxes! Noteworthy upgrade: New decking and roofing over garage and family room in 2020.

Living Room 18 x 13

Dining Room 14'10 x 11'80

Eat-In Kitchen 18 x 9

Family Room 16'50 x 15'50

Two Piece Bath

Primary Bedroom 14 x 12'60

Two Piece Ensuite Bath

Bedroom 9'10 x 9'10

Bedroom 13 x 8'60

Bedroom 10 x 9'60

Four Piece Bath

Recreation Room 26 x 12'10

Office 10 x 7'60

Laundry Room 20 x 9

Listing Presented By:



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