



## 68137 Dundee Garson Road Cooks Creek

\$999,999

Offers As Received Quality craftsmanship meets country living on this exceptional 9.83-acre property in the Cooks Creek area. This thoughtfully updated bungalow offers over 3,000 sq ft of living space with 4 bedrooms and 3 full bathrooms. Built to stand the test of time the home showcases a full Manitoba Tyndall stone exterior metal roof hardwood flooring custom cabinetry marble countertops solid wood interior doors and thoughtful updates throughout. Beyond the home you'll find a heated insulated 36 x 40 shop with hydronic in-floor heat three overhead doors its own well its own holding tank and a rough-in for a future 3-piece bathroom. Ideal for a home-based business hobbyist or exceptional workspace. The gated property offers the peace and privacy of country living while remaining within easy reach of Winnipeg. Enjoy your own backyard harvest with mature fruit trees and vines including apples pears plums sour cherries and Concord grapes. If you've been searching for a property where quality space and lifestyle come together this is one you won't want to miss. Basement bedroom window may not meet current egress requirements.

Living Room 15 x 15'67

Dining Room 11'58 x 10

Kitchen 11'17 x 13'92

Primary Bedroom 11'58 x 13'92

Bedroom 12'33 x 10'83

Bedroom 11'58 x 10'83

Three Piece Ensuite Bath

Three Piece Bath

Recreation Room 27'92 x 13'17

Media Room 19'58 x 12'33

Bedroom 20'17 x 13'08

Three Piece Bath

Utility Room

Listing Presented By:



Originally Listed by:  
Royal LePage Prime Real Estate

[murrayziolkoski@royallepage.ca](mailto:murrayziolkoski@royallepage.ca)



**Royal LePage Prime Real Estate**

1877 Henderson Highway ,  
Winnipeg, MB, R2G 1P4

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