



71 Chopin Boulevard Winnipeg

\$719,900

OH 5/31 1-3pm OTP 6/2 - Welcome to 71 Chopin Boulevard -- a timeless family home in one of Winnipeg's most sought-after neighbourhoods. Offering approximately 2,800 sq ft, this well-designed two-storey features 5 bedrooms all on the second floor, 2 full bathrooms, 2 powder rooms, and a fully finished basement. The main floor offers exceptional functionality for both everyday living & entertaining, with multiple living spaces, two dining areas, engineered hardwood floors, & a beautifully updated kitchen designed with family life in mind. The oversized foyer & mudroom/garage entry provide incredible convenience for busy households, while the traditional stone fireplace adds warmth and character throughout the main living areas and even into bedrooms upstairs. Outside, the landscaped backyard is perfect for hosting and enjoying time with family & friends plus the second side driveway provides flexibility for additional parking, RV or boat storage. Located just steps from Bunn's Creek Park, walking trails, and Gateway CC, this is a rare opportunity to own a spacious, thoughtfully designed home in an established, family-oriented community known for its mature trees, pride of ownership, and timeless appeal.

Primary Bedroom 15'58 x 11'83

Bedroom 9'17 x 13'50

Bedroom 13'75 x 9'17

Bedroom 10 x 12'83

Bedroom 19'50 x 9'58

Four Piece Bath 7 x 5

Four Piece Ensuite Bath 5 x 6'58

Two Piece Bath 4'42 x 4'17

Office 16'42 x 9'42

Family Room 19 x 12

Dining Room 11 x 12'33

Living Room 12'25 x 19'50

Eat-In Kitchen 20'83 x 12'30

Two Piece Bath 4'75 x 4'58

Foyer 9'42 x 7'33

Laundry Room 9'42 x 8

Mudroom 6'58 x 12'83

Recreation Room 30 x 13'67

Hobby Room 7'58 x 9'83

Utility Room 14 x 20'75

Listing Presented By:



Originally Listed by:
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