



71 Cotter Circle Winnipeg

\$734,900

Showings start Tuesday May 19. Offers presented May 25th afternoon. ****OPEN HOUSE SUNDAY MAY 24th 12-1:30PM**** Welcome to 71 Cotter Circle, an extensively updated 2143 sq ft home in highly sought-after River Park South. Offering 5 bedrooms and 3.5 bathrooms, this property blends luxury finishes with functional everyday living. The stunning custom kitchen is the heart of the home, featuring high-end cabinetry, stone countertops with butcher block accents, stainless steel appliances, custom wine shelving, and LED accent lighting throughout. Designed with entertaining in mind, the open-concept layout flows seamlessly into the main living areas finished with rich hardwood flooring. Upstairs offers 4 spacious bedrooms, including a luxurious primary suite with beautiful ensuite and walk-in closet. The fully finished basement features a large recroom, gas fireplace, stunning bar area, full bathroom, and cork flooring. The backyard is a true private retreat with a huge deck and BBQ gas hookup, hot tub, outdoor tiki bar, firepit area, shed, newly planted cedars, and full fencing. A rare opportunity to own a beautifully updated home in one of Winnipeg's premier neighbourhoods.

Three Piece Ensuite Bath

Three Piece Bath

Four Piece Bath

Two Piece Bath

Primary Bedroom 17'50 x 12

Bedroom 11'50 x 10'25

Bedroom 14'50 x 11

Bedroom 12 x 10

Bedroom 9'25 x 13

Kitchen 13'50 x 9

Dining Room 13 x 10'75

Great Room 15 x 14'75

Office 10 x 9'75

Recreation Room 26 x 14

Listing Presented By:



Originally Listed by:
Royal LePage Prime Real Estate
ginocipriano@royallepage.ca



Royal LePage Prime Real Estate

1877 Henderson Highway,
Winnipeg, MB, R2G 1P4

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