



81 Sand Point Bay Winnipeg

\$549,900

81 Sand Point Bay in Kildonan Meadows is showing off. Tucked into a quiet bay, this custom built bungalow has that calm, settled feeling the moment you walk in. Five bedrooms and three bathrooms give you space for real life plus the layout feels comfortable without trying too hard. The four season sunroom is the standout feature, wrapped in windows and natural light and it becomes the room you drift toward every time. The kitchen has a warm, rich finish that feels grounded, with plenty of storage and room to work. The dining area connects to the living room in a way that makes the whole main floor feel open. New shingles, industrial hardware, updated bathrooms and beautiful black spruce flooring give the home an updated, confident look and the custom built ins add function where it matters. The lower level is already fully developed with a mini kitchen in place, which opens the door to anything you need. Extra family space, a private hangout, a guest suite or a quiet spot to work. The yard is landscaped and easy to enjoy. Kildonan Meadows is known for its tucked away pockets, and this bay feels exactly like that. Private, friendly and close to everything you need.

Living Room 18'83 x 13'17

Kitchen 11'67 x 9

Sunroom 12'30 x 12

Primary Bedroom 12'25 x 12'25

Bedroom 9'25 x 10

Bedroom 8'92 x 11'25

Four Piece Ensuite Bath

Four Piece Bath

Dining Room 8'83 x 13'17

Three Piece Bath

Bedroom 10'50 x 9'67

Laundry Room 9'67 x 12'58

Recreation Room 20'33 x 12'50

Bedroom 11 x 15'67

Listing Presented By:



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