



## 82 Jim Gauthier Drive Winnipeg

\$729,900

Welcome to this custom-built bungalow in Devonshire Park. Designed for modern living, this home offers an open-concept layout highlighted by a stunning electric fireplace feature wall, luxury vinyl plank flooring, and quartz countertops with ceramic tile backsplash. The kitchen includes upgraded pot-and-pan drawers, fridge water line, and oversized patio doors leading to a spacious 26x12 rear deck. The primary suite is a true retreat, featuring 9' ceilings, deck access, a spa-inspired ensuite with a Kohler rain shower, handheld shower system, upgraded glass shower doors, and custom lighting. Additional upgrades include enhanced soundproofing, upgraded exterior finishes with stone accents, bright stucco, Smart Trim details, and a painted front entry door. Built on a piled foundation with 9'6" basement walls, the fully finished lower level adds exceptional living space with a large rec area, powder room, den with walk-in-closet and 4-piece ensuite, and upgraded lighting. A truly exceptional home showcasing quality craftsmanship and premium finishes inside and out. The 90" OLED 4K TV mounted on the feature wall, and the 70" flush mounted TV in the rec room is included! Photo 20 is virtually staged.

Recreation Room 12'33 x 24'75

Two Piece Bath

Den 10'83 x 16'33

Walk-in Closet 5'50 x 6

Four Piece Ensuite Bath

Great Room 13'08 x 13'25

Kitchen 7 x 11'25

Primary Bedroom 11'25 x 13'58

Walk-in Closet 4'75 x 8'42

Three Piece Ensuite Bath

Bedroom 9'08 x 11'17

Bedroom 11'17 x 9'08

Four Piece Bath

Dining Room 12'08 x 9

Listing Presented By:



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