



92 Margaret Swann Drive Winnipeg

\$599,900

Showings start Friday May 8th. Offers presented as received!! Incredible opportunity to own this amazing family sized home in a wonderful community. This 2016 built two storey by Randall Homes features 1,824sqft with a fully finished basement, 4 bedrooms, 3.5 bathrooms, double attached garage with long driveway, and a fully fenced backyard with custom deck + huge storage shed. The main floor features a large front foyer, a huge living room that's open to the grande kitchen and dining space. The kitchen features a huge island, tons of counter space, tiled backsplash & big corner pantry. There's also a formal dining space that could even be an office or play area. There's a half bathroom on the main floor & a good mudroom space heading into the garage. The second floor features a convenient laundry room, a great loft space that could easily be converted to another bedroom, there's 3 large bedrooms with the primary having a WIC & ensuite, & another full bathroom. The finished basement features a custom bar, large rec space, a fourth bedroom, a full bathroom & a huge storage + mechanical room. The backyard is fully fenced & landscaped with multiple entertaining spaces. This is one you don't want to miss!

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|--------------------------|----------------------------|
| Foyer | Bedroom 11'25 x 10 |
| Mudroom | Bedroom 11'25 x 10 |
| Dining Room 11'25 x 8'67 | Primary Bedroom 13 x 16'50 |
| Living Room 15'75 x 13 | Four Piece Bath |
| Dining Room 9'25 x 11'42 | Three Piece Ensuite Bath |
| Kitchen 16'42 x 12 | Walk-in Closet |
| Laundry Room 6'83 x 6'25 | Bedroom 12 x 12 |
| Two Piece Bath | Recreation Room 28 x 13'75 |
| Loft 11'25 x 9'50 | Four Piece Bath |

Listing Presented By:



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