



**\$639,800**

**MLS# 202602159**

**4 Bedrooms | 3 Bathrooms | 1,648 Sqft**

RARELY found, TRIPLE GARAGE in Prairie Pointe! The "Artha" by A&S Homes. Fantastic 4 bedroom & loft plan! Great room features linear fireplace and entertainment unit. ISLAND Kitchen w/quartz counters, eating bar, pendant lights and corner walk-in pantry. Main floor bedroom & Full bath. 9 ft ceilings w/larger windows & plank floors throughout Main floor. Upstairs you find 3 bedrooms, loft & Laundry. Primary bedroom w/3 piece ensuite (5x3 shower) & walk-in closet. Quartz counter tops in all 3 bathrooms. 18 Potlights. Rarely found TRIPLE GARAGE 32' x 22' w/insulated overhead door & auto door opener. Exterior SIDE ENTRY door to basement.

APPROVED FOR THE NEW FEDERAL 5% NEW HOME REBATE PROGRAM  
Conditions apply. 18 pot lights included. Tyvek exterior Housewrap. Delta MS Bsmt exterior wall membrane. 40 yr shingles. Maple, Oak or white cabinets available. 3- 54"x21 basement windows. Engineered floor joists. Decora light switches. Lever style passage sets. Concrete Driveway & sidewalk. No escalation clause! Immediate Possession available. Features:

For full listing details,  
please scan:



**Terry Gallinger**

PHONE  
**(204) 333-9167**

OFFICE PHONE  
**(204) 255-4204**

**RE/MAX®  
PERFORMANCE**