



**\$849,900**

**MLS# 202606479**

**3 Bedrooms | 2.5 Bathrooms | 2,315 Sqft**

Welcome to "The Bergen"! Charming suburban design in this stunning 2,315 sqft HOME BRAND build in coveted Bonavista. Homebrand is a division of AspenGrove Developments, a boutique custom residential builder based in Winnipeg. Offering high quality craftsmanship & luxury options, this well-appointed 2-storey SHOW HOME features an open-concept main floor w/ 9ft ceilings & large windows that create bright and inviting living areas. Gourmet kitchen offering quartz countertops, built-in wall oven, electric cooktop, custom hood fan, soft close drawers & generous walk-in pantry/mudroom. Well laid out main floor plan featuring a stunning 100" gas FP and entertainment wall with additional 2-pc powder room and office/den area. Spacious second floor offering 3 large bdrms + loft space complete with cozy FP, full 4-pc bath, 2nd floor laundry rm, walk-in primary closet and 5-pc primary ensuite bath. Upgraded door package, black plumbing fixture package, upgraded lighting & fixture package. Piled foundation, High eff furnace, Ecobee Thermostat, Garage door opener & A/C all included. Situated on rare HUGE CORNER PIE LOT valued at \$241,000. Home comes w/ a 1-year builder's warranty and a 5-year structural warranty. Features:



For full listing details, please scan:



**Bobby Silman**

PHONE  
**(204) 918-6767**

OFFICE PHONE  
**(204) 326-4322**

**RE/MAX<sup>®</sup>**  
**PERFORMANCE**