



# 12 Stony Lane

## Stony Mountain, MB

**\$729,900 | 3 BEDS | 2 BATHS | 1,632 SQ FT | LOT SIZE: 55' x 140'**

**Brand New Walkout Bungalow Backing Onto Water!**



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This stunning 1,632 sqft custom-built home offers modern design, quality finishes, and beautiful pond views just 10 minutes from the Perimeter. Featuring 3 bedrooms, soaring 10' ceilings on the main floor, and a 9' walkout basement, this bright open-concept home was designed for both everyday comfort and entertaining.

The spacious kitchen showcases Silestone quartz countertops and flows into the family room where oversized south-, east-, and west-facing windows fill the home with natural light while showcasing the peaceful views of the pond and natural bluff. Triple-glazed windows, and under roof Duradek patio with matching lower level concrete patio below add comfort and value.

Situated on a 55' x 140' waterfront lot with a 22' x 24' double attached garage, this home is close to schools, the rec centre, local conveniences, walking paths and offers the perfect blend of small-town living with quick city access.

## INCLUSIONS

- Garage Door Opener + Remote(s)

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# SPECIFICATIONS

- Style: Bungalow
- Age: 2026

# MEASUREMENTS

## **Eat-in Kitchen: 14.67 x 14.42**

- Luxury Vinyl Plank Flooring
- 9ft Island w/ Dual Stainless Sink
- Silestone Quartz Countertops
- Gas Supply for Range

## **Main Bathroom: 7.00 x 5.00**

- 4 Piece

## **Bedroom #2: 10.83 x 9.92**

- Luxury Vinyl Plank Flooring
- Double Closet w/ Organizer

## **Dining Room: 14.42 x 14.33**

- Luxury Vinyl Plank Flooring
- Front Door Entrance

## **Primary Bedroom: 16.25 x 13.42**

- Luxury Vinyl Plank Flooring
- Walk-in Closet w/ Organizer

## **Bedroom #3: 10.83 x 9.83**

- Luxury Vinyl Plank Flooring
- Double Closet w/ Organizer

## **Living Room: 14.75 x 15.92**

- Luxury Vinyl Plank Flooring
- Garden Door to 14' x 8' Deck

## **Ensuite Bathroom: 10.75 x 8.08**

- Soaker Tub
- 5ft Double Sink Vanity
- 3' x 5' Glass Shower

## **Laundry Room: 7.83 x 4.83**

- Vinyl Flooring

# FEATURES

- High Efficiency Forced Air Natural Gas Furnace
- Heat Recovery Ventilator (HRV)
- 200 Amp Electrical Panel
- 60 Gallon Electric Hot Water Tank
- Stucco & Hardie Board Exterior
- Asphalt Shingles
- Aluminum Soffit & Fascia
- PVC Triple Pane Glazed Windows
- Electric Fireplace (Living Room)
- Vinyl & Luxury Vinyl Plank Flooring
- Community Water & Sewer
- 10ft Ceilings on Main Floor, 9ft Ceilings in Basement
- Full Unfinished Basement
  - Garden Door to Lower Ground Level Patio
  - Steel Beam
  - Spray Foam
  - Header Pockets
- 24' x 22' Double Attached Garage
  - Large 16' Wide x 8' High OH Door
- 8' x 15' Concrete Patio (Lower Ground Level)
- 8' x 14' Deck Off w/ Railing off Living Room
- Premium 12mm Water-Resistant Laminate Flooring with 72-hour Spill Protection
- Built-in EV Charging Capability
- Integrated Home Security Camera System
- Enhanced Acoustic Insulation Between Living Areas and Bathrooms/Laundry Room
- Floor-to-Ceiling Kitchen Cabinetry

Note: Photos are virtually staged

