

# 38 Darse Crescent

Stony Mountain, MB

\$399,900 | 3 BEDS | 1 BATH | 1,076 SQFT | LOT SIZE: 239' x 93.6' x 224' x 25'

Spacious Corner-Lot Home with Pool, Garage & Fruit Trees



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Welcome to this bright and inviting 1,076 sq. ft. home, situated on a large corner lot with plenty of space to enjoy inside and out. Featuring 3 bedrooms and 1 bathroom, the home is filled with natural light thanks to large windows throughout.

The kitchen offers oak cabinetry, stainless steel appliances, and plenty of functional workspace, while the living room features warm hardwood flooring.

The primary bedroom includes convenient his & hers closets, and the full unfinished basement provides excellent potential for future development.

Outside, enjoy an above-ground pool, large gazebo, spacious shed, and a double attached garage. The beautifully established yard is also home to an impressive variety of fruit, including Saskatoon berries, apple, pear, cherry, plum, and apricot trees and bushes.

With numerous updates already completed, this property offers plenty of space, character, and potential to make it your own.

# INCLUSIONS

- Refrigerator
- Stove
- Microwave
- Dishwasher
- Washer
- Dryer
- Window Coverings
- Blinds
- Shed
- Garage Door Opener(s) & Remote(s)
- Pool
- 2x Pool Pumps
- Pool Attachements & Chemicals
- Bistro Set
- Gazebo Furniture
- Raised Garden Beds
- Construction Heater
- Negotiable:
  - Snow Blower
  - Fireplace
  - Stones
  - Second Dryer

# SPECIFICATIONS

- Style: Bungalow
- Built: 1987
- Gross Taxes: \$3,606.44

# MEASUREMENTS MAIN

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| <u>Kitchen: 8.92 x 9.50</u> <ul style="list-style-type: none"><li>• Stainless Steel Appliances</li><li>• Oak Cabinets</li></ul> | <u>Dining: 9.50 x 11.25</u> <ul style="list-style-type: none"><li>• Patio Door Deck Access</li></ul>           | <u>Living Room: 11.92 x 16.58</u> <ul style="list-style-type: none"><li>• Engineered Hardwood Flooring</li></ul> |
| <u>4 Piece Bathroom</u> <ul style="list-style-type: none"><li>• Quartz Countertop</li></ul>                                     | <u>Primary Bedroom: 11.25 x 12.08</u> <ul style="list-style-type: none"><li>• His &amp; Hers Closets</li></ul> | <u>Bedroom 2: 10.08 x 8.08</u> <ul style="list-style-type: none"><li>• Double Closet</li></ul>                   |
| <u>Bedroom 3: 9.92 x 8.92</u> <ul style="list-style-type: none"><li>• Double Closet</li></ul>                                   |                                                                                                                |                                                                                                                  |

# BASEMENT

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| <u>Rec. Room: 16.58 x 12.92</u> <ul style="list-style-type: none"><li>• Unfinished</li></ul> | <u>Hobby Room: 10.67 x 12.58</u> <ul style="list-style-type: none"><li>• Partially Finished</li><li>• Walk-in Closet</li></ul> |
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# FEATURES

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| <ul style="list-style-type: none"><li>• Original Owner Home</li><li>• Forced Air Electric Furnace</li><li>• Sump Pump</li><li>• 200 Amp Electrical Panel</li><li>• Central A/C</li><li>• 48 Gallon Electric Hot Water Tank</li><li>• Vinyl Exterior</li><li>• Metal Roof</li><li>• Aluminum Soffits &amp; Fascia</li><li>• PVC Windows</li><li>• Full Unfinished Basement</li><li>• Concrete Foundation</li><li>• Community Water &amp; Sewer</li><li>• BellMTS Fiber High Speed Internet</li><li>• Electric Fireplace</li><li>• Oak Kitchen Cabinets</li><li>• Vinyl &amp; Engineered Hardwood Flooring</li><li>• 24' x 24' Insulated, Unheated Double Attached Garage</li></ul> | <ul style="list-style-type: none"><li>• Bathroom Renovation (2024)</li><li>• Hot Water Tank (2025)</li><li>• Roof (2012)</li><li>• Windows (2010)</li><li>• Refrigerator (2025)</li><li>• Stove (2025)</li><li>• Microwave (2026)</li><li>• Range (2023)</li><li>• Pool (2020)</li><li>• Dishwasher (2023)</li><li>• Pressure Tank (2025)</li><li>• Well on Property Used to Fill Pool</li><li>• Plumbing for 2<sup>nd</sup> Bathroom</li><li>• Property is Private &amp; Landscaped with Deck</li><li>• Vegetable &amp; Perennial Gardens</li><li>• 16.83' x 12' Gazebo</li><li>• 13' x 18' Shed</li><li>• Property Features: Saskatoons, Apple, Pear, Cherry, Plum and Apricot Trees</li></ul> |
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