

# 19 Snowberry Circle, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0M4



## Property Summary

 **1** garages

 **6** bedrooms

 **3** bathrooms

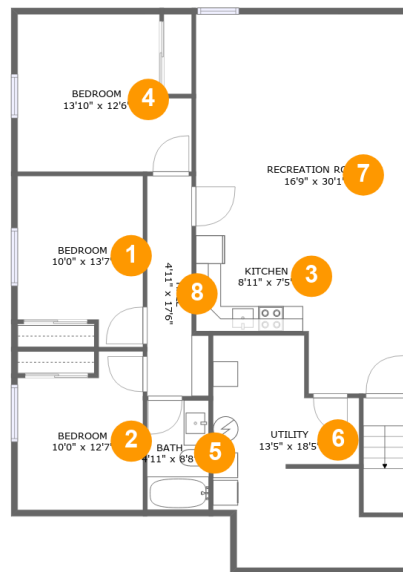
 **0** half baths

 **2** floors

 **2,596** Gross Living Area sqft

 **3,363** total sqft

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## Room Dimensions

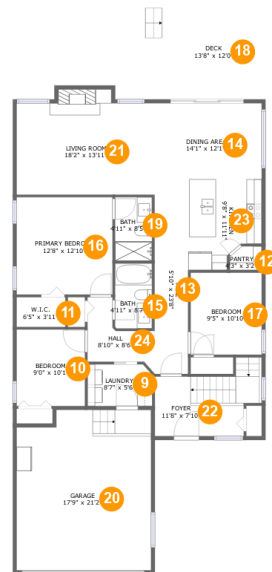
Floor 1

Total sqft: 1353

Living area: 1142

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
1	Bedroom	10'0" x 13'7"	121 sq. ft	Yes
2	Bedroom	10'0" x 12'7"	112 sq. ft	Yes
3	Kitchen	8'11" x 7'5"	66 sq. ft	Yes
4	Bedroom	13'10" x 12'6"	156 sq. ft	Yes
5	Bath	4'11" x 8'8"	43 sq. ft	Yes
6	Utility	13'5" x 18'5"	197 sq. ft	No
7	Recreation Room	16'9" x 30'1"	393 sq. ft	Yes
8	Hall	4'11" x 17'6"	68 sq. ft	Yes

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## Room Dimensions

Floor 2

Total sqft: 2010

Living area: 1454

#	Room name	Dimensions	Area (sqft)	Counted as Living Area
9	Laundry	8'7" x 5'6"	46 sq. ft	Yes
10	Bedroom	9'0" x 10'1"	91 sq. ft	Yes
11	W.i.c.	6'5" x 3'11"	25 sq. ft	Yes
12	Pantry	4'3" x 3'2"	12 sq. ft	Yes
13	Hall	5'10" x 23'8"	106 sq. ft	Yes
14	Dining Area	14'1" x 12'1"	152 sq. ft	Yes
15	Bath	4'11" x 8'7"	42 sq. ft	Yes
16	Primary Bedroom	12'8" x 12'10"	163 sq. ft	Yes
17	Bedroom	9'5" x 10'10"	102 sq. ft	Yes
18	Deck	13'8" x 12'0"	165 sq. ft	No
19	Bath	4'11" x 8'5"	41 sq. ft	Yes

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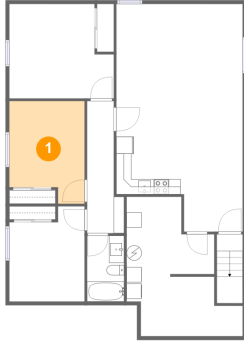
Information is calculated by CubiCasa technology; deemed highly reliable but not guaranteed.

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#	Room name	Dimensions	Area (sqft)	Counted as Living Area
20	Garage	17'9" x 21'2"	363 sq. ft	No
21	Living Room	18'2" x 13'11"	233 sq. ft	Yes
22	Foyer	11'8" x 7'10"	109 sq. ft	Yes
23	Kitchen	9'8" x 11'11"	101 sq. ft	Yes
24	Hall	8'10" x 8'6"	51 sq. ft	Yes

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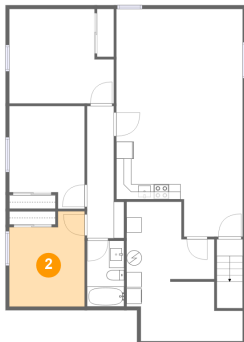
## 1 Floor 1 - Bedroom



Dimensions: 10'0" x 13'7"  
Area: 121 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 2 Floor 1 - Bedroom

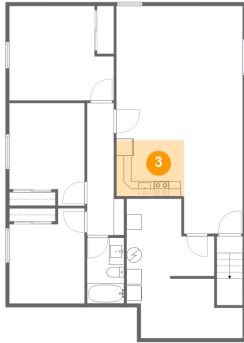


Dimensions: 10'0" x 12'7"  
Area: 112 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

# 19 Snowberry Circle, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0M4

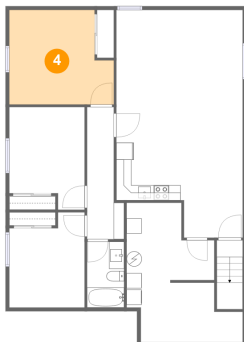
## 3 Floor 1 - Kitchen



Dimensions: 8'11" x 7'5"  
Area: 66 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

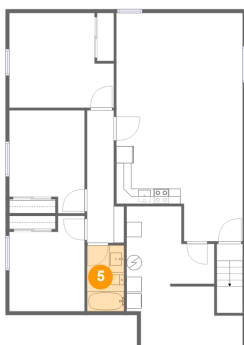
## 4 Floor 1 - Bedroom



Dimensions: 13'10" x 12'6"  
Area: 156 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 5 Floor 1 - Bath

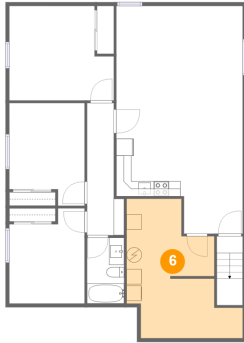


Dimensions: 4'11" x 8'8"  
Area: 43 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: Yes  
Addition: No  
Conversion: No

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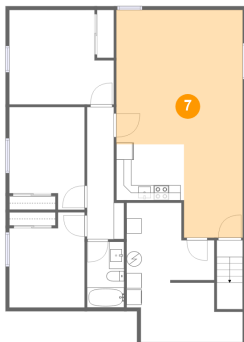
## 6 Floor 1 - Utility



Dimensions: 13'5" x 18'5"  
Area: 197 sq. ft  
Counted as Living Area: No

Heated: Yes  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

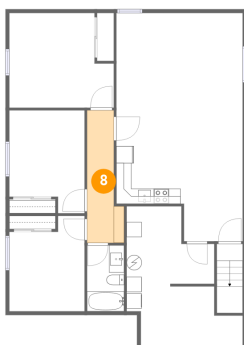
## 7 Floor 1 - Recreation Room



Dimensions: 16'9" x 30'1"  
Area: 393 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 8 Floor 1 - Hall



Dimensions: 4'11" x 17'6"  
Area: 68 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**19 Snowberry Circle, Sage Creek, St. Boniface,  
Winnipeg, Manitoba, Canada, R3X 0M4****9 Floor 2 - Laundry**

Dimensions: 8'7" x 5'6"  
Area: 46 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**10 Floor 2 - Bedroom**

Dimensions: 9'0" x 10'1"  
Area: 91 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**11 Floor 2 - W.i.c.**

Dimensions: 6'5" x 3'11"  
Area: 25 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No



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## 12 Floor 2 - Pantry



Dimensions: 4'3" x 3'2"  
Area: 12 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 13 Floor 2 - Hall



Dimensions: 5'10" x 23'8"  
Area: 106 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 14 Floor 2 - Dining Area



Dimensions: 14'1" x 12'1"  
Area: 152 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**19 Snowberry Circle, Sage Creek, St. Boniface,  
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Dimensions: 4'11" x 8'7"  
Area: 42 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: Yes  
Addition: No  
Conversion: No

**16 Floor 2 - Primary Bedroom**

Dimensions: 12'8" x 12'10"  
Area: 163 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

**17 Floor 2 - Bedroom**

Dimensions: 9'5" x 10'10"  
Area: 102 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

# 19 Snowberry Circle, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0M4

## 18 Floor 2 - Deck



Dimensions: 13'8" x 12'0"  
Area: 165 sq. ft  
Counted as Living Area: No

Heated: No  
Finished: Yes  
Enclosed: No  
Contiguous: Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 19 Floor 2 - Bath



Dimensions: 4'11" x 8'5"  
Area: 41 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: Yes  
Addition: No  
Conversion: No

## 20 Floor 2 - Garage



Dimensions: 17'9" x 21'2"  
Area: 363 sq. ft  
Counted as Living Area: No

Heated: No  
Finished: No  
Enclosed: Yes  
Contiguous: Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

# 19 Snowberry Circle, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0M4

## 21 Floor 2 - Living Room



Dimensions: 18'2" x 13'11"  
Area: 233 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 22 Floor 2 - Foyer



Dimensions: 11'8" x 7'10"  
Area: 109 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

## 23 Floor 2 - Kitchen



Dimensions: 9'8" x 11'11"  
Area: 101 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No

# 19 Snowberry Circle, Sage Creek, St. Boniface, Winnipeg, Manitoba, Canada, R3X 0M4

## 24 Floor 2 - Hall



Dimensions: 8'10" x 8'6"  
Area: 51 sq. ft  
Counted as Living Area:  
Yes

Heated: Yes  
Finished: Yes  
Enclosed: Yes  
Contiguous:  
Yes  
Permitted: Yes  
Wet Space: No  
Addition: No  
Conversion: No