

11 MITCHELL WAYNE DRIVE

MLS® #: NB100470

WELCOME

T O Y O U R N E W H O M E

Welcome to this executive bungalow in Brookside West, which combines luxurious interior features with a breathtaking backyard retreat, making it the perfect residence for discerning homeowners. Step inside to an expansive open-concept floor plan, where high ceilings and large windows create a light-filled, airy ambiance.

The main level flows seamlessly from the living room to the kitchen and dining area, making it ideal for entertaining and family gatherings. The state-of-the-art kitchen is a chef's dream, with stainless steel appliances, a large center island with seating, custom cabinetry, and under-cabinet lighting. Adjacent to this room is the formal dining room that could also be transformed into a main-level den/office.

The primary suite features a spacious bedroom, a walk-in closet, and a lavish en-suite bathroom with dual vanities, a corner jet tub, a walk-in shower, and in-floor heating. Two extra bedrooms and the main bathroom complete this floor.

The fully finished basement offers a large rec room, perfect for home theatre, games room, or fitness area. Completing this floor is a 4th and 5th bedroom, a full bathroom, and ample storage space. Backing onto city green space, the expansive backyard is a true outdoor oasis, perfect for relaxing and entertaining. The three-tiered deck surrounds an above-ground heated pool and at the opposite end of the backyard, you can enjoy evenings by the sunken fire pit area.





NOTE FROM THE OWNERS

"Some of our favourite things about our home are the privacy being on the corner lot and the dry reserve situated behind our home. Surrounded with various bird species, frogs and deer who graze down the lupin lined stream. Perfect area for wooded walks and trails still being in a family neighborhood. Extra parking space on the private adjacent street fit for an RV, that ends with a basketball net which has been an open fixture for all the neighbourhood children to use in the fair weather months and space for an ice rink in the winter.

Besides the outer property, our inside favourites are unlimited storage throughout the finished basement while still allowing a huge rec room. This great space holds room and more for an 80" TV, entertainment centre, pool table and office space. As well we have the convenience of newer stackable washer/dryer, spacious laundry area with pantry and extra upright freezer space. The in-floor heating in the ensuite bathroom is a welcome touch especially in early morning as the sun rises across the bedroom bay window."

OPEN LIVING AREA

The main living area includes a high-end kitchen with a large island, floor-to-ceiling cabinetry, a hidden pantry, and dedicated dining and living room spaces under a vaulted ceiling. A formal dining space (or home office) is just around the corner.



ROOM FOR ALL

Finished on both levels, this home is freshly painted and features three bedrooms on the main floor with a dream ensuite bathroom and two additional bedrooms, full bathroom, and living room on the lower level ensuring there is space for the whole family.

STUNNING BACKYARD

The backyard is wrapped in a solid wood fence that houses a gazebo with 3-tiered decking, an above-ground pool, a sunken concrete/wood fire pit conversation area, and plenty of green lawn for play!



PERFECT LOCATION

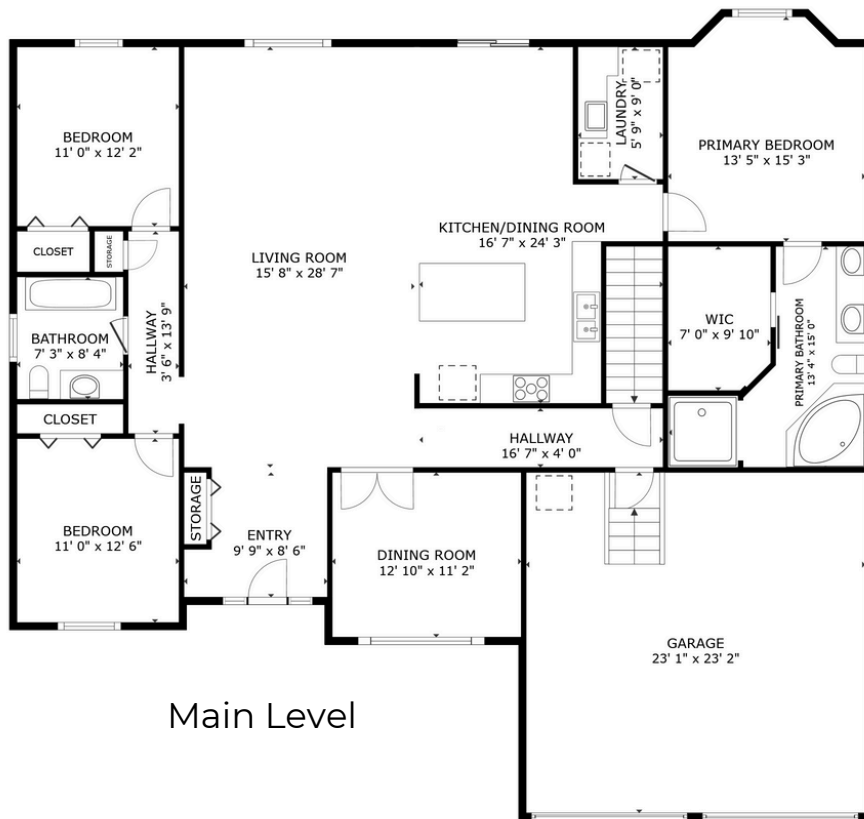
Located on a corner lot in the sought-after neighbourhood of Brookside West, this home backs onto green space and is just minutes from West Hills Golf Club, Killarney Lake Beach, and Brookside Mall.

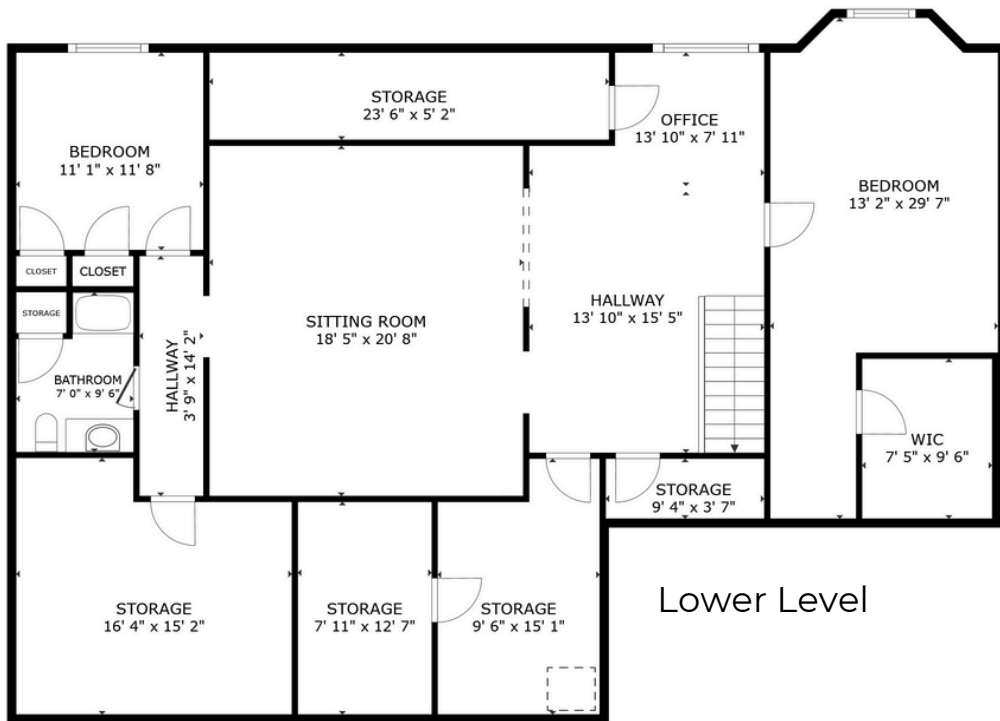


Scan the QR code to view the 3D tour of this home.

GROSS INTERNAL AREA
 FLOOR 1 1,996 sq.ft. FLOOR 2 2,030 sq.ft.
 EXCLUDED AREAS : GARAGE 533 sq.ft.
 TOTAL : 4,026 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







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