



# 157

## BLACKBIRD WAY



### ABOUT THE AREA

#### GRANDE POINTE MEADOWS

Located just minutes south of Winnipeg, Grande Pointe Meadows offers the perfect balance of quiet suburban living and easy city access. Known for its family-friendly atmosphere, scenic surroundings, and growing community, the area provides a peaceful setting while remaining close to schools, amenities, and major routes.

### CONTACT K&S

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 [www.kscustomhomes.ca](http://www.kscustomhomes.ca)

### OUR MOST LOVED LAYOUT, BROUGHT TO LIFE

One of our most requested floorplans, 157 Blackbird Way is **designed for people who want a home that simply works**. The layout flows naturally, offering open, connected living spaces balanced by private, comfortable retreats. **It's the kind of home that feels easy from day one** — intuitive, welcoming, and well suited to both everyday life and hosting.

An ideal choice for **growing families, professionals**, and anyone ready to settle into a well-planned neighbourhood.

**10 MINUTES FROM  
SAGE CREEK**

**QUIET COMMUNITY,  
EASY COMMUTE**

**MUNICIPAL WATER · NO PRIVATE WELLS**

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# HOME FEATURES + UPGRADES

## Interior Finishes

- NTQ laminate flooring
- Porcelain tile flooring throughout the home
- Upgraded carpet in select areas
- Tray ceiling detail
- Upgraded black lighting package
- Champagne bronze plumbing fixtures

## Kitchen & Dining

- Quartz countertops
- Porcelain tile backsplash
- Handle-less soft-close cabinetry
- Walk-in pantry
- Upgraded Samsung appliance package
- Living & Entertainment
- Tiled and panelled entertainment feature wall

## Bedrooms & Bathrooms

- Primary bedroom accent wall with wallpaper and panel detailing
- Cultured marble stone finishes in washrooms
- MDF shelving in walk-in closet

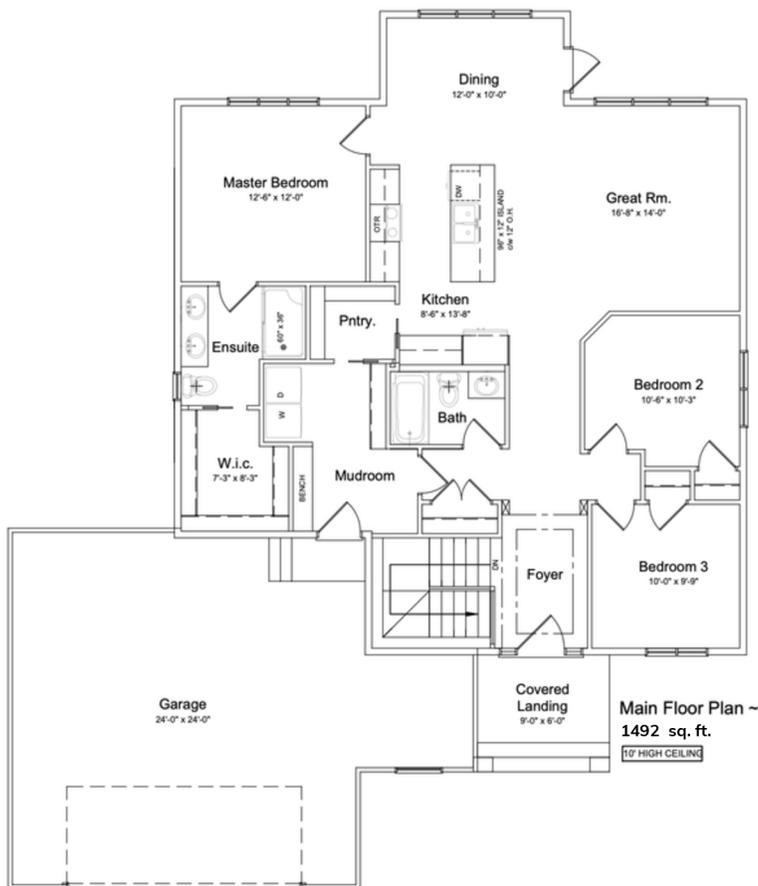
## Storage & Utility Spaces

- Mudroom cabinetry
- Laundry room cabinetry
- MDF shelving throughout for added organization

## Exterior & Garage

- Contemporary steel garage door

## FLOORPLAN



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