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CRYSTAL RADOCAJ
REAL BROKER MB LTD.

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Rural Estate FOR SALE

27104 and 27116 Park Road, 70N RM of Springfield, MB

$1,699,000.00*

MLS #'s 202622402 and 202622649

2,712 sq ft | 3 | 3.5 | 3 | 20 acres | 2 Titles *

Welcome to the Home

at 27104 Park Road, 70N









A thoughtfully crafted residence showcasing timeless architecture and refined rural living located on one of Springfield's most sought after streets in one of Springfield's most sought-after horse communities.

Picturesque grounds of flowers, shrubs and greenery welcome you as you approach this one of a kind sprawling bungalow. The singing of birds, the sound of rustling leaves and horses nickering in the distance add to the classic charm of this sophisticated residence. Wrough iron gates receive you as you aproach the front entrance via the inviting private courtyard.

Upon approaching the home you will note the new 36" fiberglass entry door adorned with dual fully leaded glass side lights.

Once in the home you will discover a spacious front entry with slate stone flooring, a wide entryway closet and dual access from the interior of the home.

Forward from the entry is the main hallway and to the left a formal living room. Solid oak Hardwood flooring can be found throughtout the main level.

The formal living room impresses with large fiberglass triple-pane windows (found throughout) and a wood burning fireplace constructed of brick and cinderblock. This luxurious space leads to both the library featuring a 2nd fire burning brick and cinderblock fireplace and the formal dining area which are adjoined by the bonus room which more acuratly should be refered to as a "botanical showcase".

Off the dining room you will find a newly renovated eat in kitchen that will inspire you to exercise your culinary skills with gadgets and tools cleverly built in and tucked away to make cooking a joy and counters clutter free.

A comfortable, quaint family room awaits you around the corner from the kitchen and firther to the left of the kitchen a powder room, and access to the basement and yard.

Down the hallway from the family room is access to the front entry, 2 generous sized bedrooms a spa like main bathroom and the abundant primary suite with walk in closet and ensuite bathroom.
Wait, there's more...

Offered at $1,349,000.00



Made *to* Gather

A fully renovated walnut kitchen (2015), featuring
level 3 granite counter tops,
full dovetail drawers,
and little extras to
make everday living and entertaining effortless.

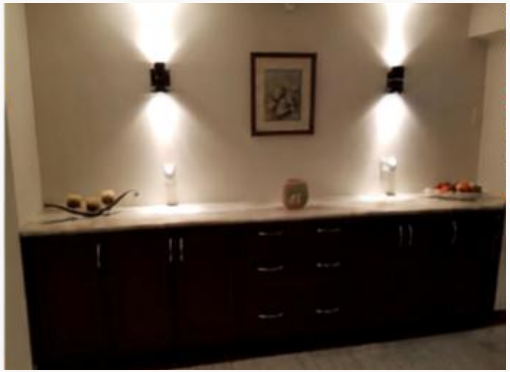
Built *for* Families

- ✓ Eat in kitchen
- ✓ Functional Island
- ✓ Integrated chef-grade appliances
- ✓ Heated ceramic tile flooring

Spacious Inside & Out

Designed with real life in mind

The vendor created the home with great finesse with a mindful layout keeping real life in mind incorporating well designed living and storage spaces throughout the home that are extremely functional, flow seamlessly, are easily accessible and very well organized.















The Lower Level

Your Private Retreat

The spacious fully developed lower level includes a wet bar/kitchenette complete with custom oak cabinets, level 3 granite counter tops, a built in dishwasher and 2 buffet counters offering the ultimate in entertaining posibilities.



KEY FEATURES

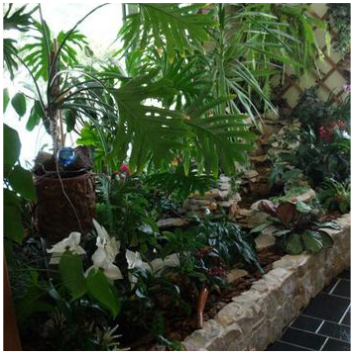
- Large workshop and crafting area
- 2 piece bathroom
- Fully insulated walls and ceilings for sound abatement
- 2 large office spaces previously used as bedrooms
- Laundry room with cabinetry
- Masive storage pantry fitted with kitchen cabinets, counter tops, and insulated for cold storage
- Wood burning stone fireplace
- Built with a custom sub floor
- Immaculately kept utility spaces

The Bonus Room housing
natural light, neutral colors
and organic textures

Crafted with Precision

A physical in house sanctuary designed for peace and tranquility equipped with landscaped indoor ponds and plants providing a ZEN type atmosphere. The ideal space for collecting your thoughts with a spot of tea in the afternoon or to unwind in with a glass of fine wine in the evening.















The Great Outdoors

Natural Landscapes

Expansive acreage, extensive plantings, meandering pathways and thoughtfully designed outdoor spaces (including a 12′ x 16′ - 3 season wooden gazebo); create the perfect setting for relaxed entertaining, family gatherings or a serene horeback riding experience.



INTENTIONAL DESIGN

Custom Built in 1975

Crafted from the heart and soul of the original owners/current sellers, 27104 Park Road, is not just a house it is truly a home. A home constructed with only the highest level of building materials and top notch finishes, this home is not only built to code rather it is built well beyond todays building standards. If you are looking for a solid, well maintained, healthy home for your family than look no further because you've found it.

- Fiberglass Septic Tank (late 1990's) with septic field near stables
- Seperate sump pump drainage for laundry
- The well is accesible and strategically placed under the back deck to shelter from the elements.
- Primary yard designed with perimiter swail to protect spring runoff
- House built on piles to 33' on bedrock

"Designed with purpose and contentment"

- Iron edging along front walk to keep path cl;ean and weed free
- Plexi glass front courtyard surround to block wind and snow
- Garage & masonary wall with roofed walkway on piles
- 3" roof overhangs for passive cooling of home
- Custom flat roof garage for easy maintenance
- Several windows equiped with electric security shutters
- Monitored security system

The House

Highlights

- 6" - R20 walls and double drywall interior
- Attic insulated with 14" batting & 4" shavings
- Basement built to 8' clearance height
- Roof shingles (2015)
- 400 AMP electric service
- Dual electric furnaces (1 replaced in 2025)
- Large capacity central air conditioner
- Artesian well (pump in 2026)
- Newer electric HWT
- Valley Fiber Internet Installed



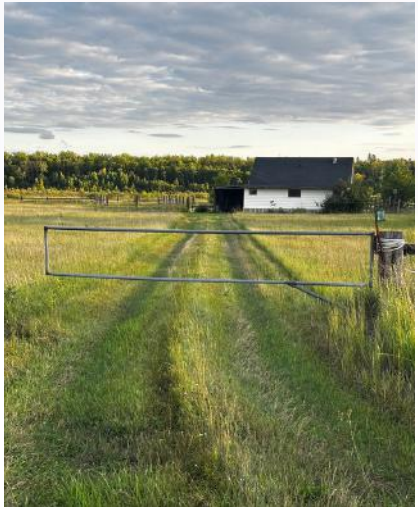




The Land Lot

Highlights

- 15 Acres
- Currently Zoned AR
- Partially Fenced Acreage







27104 & 27116

The Location

- 10 mins. from Oakbank
- 27 minutes from Regent Avenue COSTCO
- Located in Sunrise School Division with 3-levels of education
- Professionally landscaped heavily treed with native & hybrid apple trees
- 3 minute drive to beautiful Birds Hill Park where you find sandy beaches, horse trails, walking/bike trails, camping, picnic areas and historic sites
- 20 acres total; 2 titles; 5 acres with house / 15 acres with stable facilities and 2 utility sheds
- Size: 660′ frontage x 1320′ depth with Asphalt paved driveway (2023); 50′x50′ parking lot space with 300′ setback from road
- Located in a very active horse community with quick access to Birds Hills Park riding trails (Park Rd/Hwy 206 ~1/2 mile). Additional riding opportunities available via public Hydro line trail.
- Seperate driveway access to stables and pasture.

Properties are Being Sold Together








The Stables

Highlights

- Horse barn (1983) 24′x30′ plus addition; 3 door exits, HORSE READY !
- Built with 6″ walls; R20 walls on footings and concrete floors throughout,
- shingles replaced in early 2000′s
- Stables finished with stucco and Interior painted to discourage insects from entering
- Equipped with electrical and H/C water supply from house (Master shut-offs in main house, Separate breakers)
- 3 sided lean-to storage for bedding or other materials built with rolling / retractable roof to allow for easier unloading
- Spacious hay storage in attic (capacity approx. 165 small bales)
- 7 large box stalls (4 @ 10′x12′; 3 @ 10′x10′) - Open concept stabling; 1 stall enclosed
- All stalls raised off concrete floor & equipped with either plank floors or 3/4″ rubber mats - 4 stalls raised on railway ties
- Barn door equipped with steel screen & insect mesh to allow air flow but deter insects
- Insulated such that a full barn stays above freezing in winter with no need of a heater (approx. +3 or +5 C in winter)
- Sand/dirt corral (approx. 50′x75′) enclosed with railroad tie posts, and steel pipe rails. Good for riding/training or rainy day turnout
- Large pasture (approx. 2 acres) enclosed with railroad tie posts and dual band flex fencing.
- Extended pasture (approx. several acres) enclosed with t-posts & electric wire fencing
- Several acres of additional undeveloped field that could be enclosed for further horse use
- Small 'quarentine' corral (approx. 35′ x 50′) for separating herd if necessary for health/recovery reasons.
- RM allotment for livestock is 10 “waste units” AKA 10 horses and/or ponies

27116 Park Rd 70 N

The Vision

Offered at $350,000.00















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Crystal Radocaj
Real Broker MB Ltd.

Thank you for taking the time to explore 27104 and 27116 Park Road, 70N. I understand purchasing a home is a meaningful decision, and I am here to ensure the process feels fluid and well-informed from start to finish.

If you have any questions, would like to arrange a private viewing, or are ready to take the next step, I look forward to connecting with you.

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