

\$567,000 - 1189 Westwood Boulevard, Upper Tantallon

MLS® #201917651

\$567,000

5 Bedroom, 2.50 Bathroom, 3,610 sqft

Residential on 1.36 Acres

21-B, Upper Tantallon, NS

Prepare to be impressed! This custom built, executive style home has been meticulously maintained and sits on a large, semi-private, landscaped lot near the end of a quiet cul-du-sac and close to the public access of Wrights Lake in popular Westwood Hills. Walking up you will notice 2 front entrances™, Left is a casual entry into the mudroom/hallway, Right is a formal entry to large foyer. The main level features 9'™ ceilings, ceramic & hardwood floors and a desirable open concept design! The bright, spacious kitchen has loads of cupboard/counter space, peninsula with breakfast bar, oversized island overlooking the formal dining and living areas with a big walk in pantry only steps away! Sink has a HW on demand system perfect for instant hot soups and bevys! The living room features a cozy propane fireplace surrounded by custom built in display cabinets, a den/office that could easily be used as a bedroom, patio doors leading to the deck and big private backyard with a firepit, birds, rabbits, pheasants and more! also a 2pc powder room on the main level. Upstairs is a spacious master bedroom with walk in closet, full ensuite & double vanity, 2 other big bedrooms, 2nd den/office and bonus room above the garage (either could easily be used as bedrooms), laundry rm and full bath. The walkout basement was intended as an inlaw suite so is roughed-in for wet bar, 2nd laundry and full bath but instead was finished as a rec room, gym that could be a



bedroom, storage/den/office, workshop, wine room and utility room w/ 400 amp service, ducted heat pump and central vac. Upgrades over the years include: paved driveway, 12'x16' wired shed, prof. landscaping -2013, finished basement -2014, extended island, added kitchen cupboards -2015, composite railing on front & back decks -2017, ceilings professionally painted upstairs hallway & stairwell, carpet in 2nd floor office and bonus room, instant hot water tap -2018, new sink, stained front & back decks -2019

Built in 2010

Essential Information

MLS® #	201917651
Price	\$567,000
Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,610
Acres	1.36
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed

Community Information

Address	1189 Westwood Boulevard
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-B
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 0M2

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2
Is Waterfront	Yes
Waterfront	Lake, Access: Public

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator, Water Purifier, Other
Heating	Baseboard, Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partially Cleared, Landscaped, Sloping/Terraced
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tantallon Sr Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	R-A1
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Listing Details

Listing Office	Royal LePage Atlantic
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Listing information last updated on October 25th, 2025 at 6:17pm ADT