

\$1,349,900 - 25 Cranfield Court, Bedford

MLS® #202220155

\$1,349,900

4 Bedroom, 3.50 Bathroom, 5,052 sqft

Residential on 0.27 Acres

20-F, Bedford, NS

Welcome to 25 Cranfield Court in the feverishly popular and sought-after Waterberry Park community of West Bedford. This exciting, young, and fully customized home sits on one of the best cul-de-sac lots in the development - perfect for an inground swimming pool - and close to the river, lake, and trail systems enjoyed by residents and unique to this area. The home is over 5,000 square feet big, has 4 bedrooms and 4 bathrooms, and features a highlight reel of upgrades and custom finishes unreplicated in West Bedford. The curb appeal of the home and street with its underground power, paver stone driveway, double garage, and elegant roof lines and stone gives a lasting first impression. Inside, discerning buyers will fall in love with the attractive and thoughtful floor plan and gorgeous custom cabinets, vanities and mill-work throughout. The main floor has a street-facing office, delightful chef's kitchen, custom pantry, and mud room, living room with NG fireplace, breakfast nook, dining room with a coffered wall, and a huge entertainment deck overlooking the gorgeous yard. Three oversized bedrooms upstairs with a stunning primary bedroom with a custom 6PC ensuite and walk-in closet with an island that must be viewed in person! The basement is amazing with a large rec room, bedroom, full bath, gym, rough-in for bar, and walkout sitting area. High-end engineered hardwood throughout, a natural gas ducted heat pump system for heating and cooling and energy efficiency/



savings, and more. This home features a host of custom details you will not find in new construction today at this price. Contact the listing agent for more information and to book your showing today. This home is truly special and should not be missed.

Built in 2017

Essential Information

MLS® #	202220155
Price	\$1,349,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	5,052
Acres	0.27
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	May 30th, 2023

Community Information

Address	25 Cranfield Court
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0S8

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Block

# of Garages	2
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Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Gas, Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Kingswood Elementary School
Middle	Madeline Symonds Middle School
High	Charles P Allen High School

Additional Information

Zoning	BWCDD
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Listing Details

Listing Office	Royal LePage Atlantic
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