

\$1,449,900 - 35 Cranfield Court, West Bedford

MLS® #202223634

\$1,449,900

6 Bedroom, 3.50 Bathroom, 4,322 sqft

Residential

20-F, West Bedford, NS

This custom built home located in Waterberry Park - West Bedford sits on the bulb of a quiet cul-de-sac. As you walk in the front door of the home, you are greeted with 11-foot ceilings and a convenient private office space. The heart of this home, is the large custom kitchen with double islands, walk in pantry, quartz countertops, high end appliance and an abundance of cabinet space. The kitchen also has 10-foot ceilings and a unique custom brick wall in the dining area. The open concept living space has an open-to-below living room with a floor to ceiling fireplace and lots of natural light overlooking the greenbelt, which can also be enjoyed from the back deck. On the second level of this four bedroom upstairs design, you will love the substantial sized primary bedroom with tray ceiling, trim details and lovely Juliet balcony that can be opened to overlook the living room. The ensuite bathroom has a 6-foot custom tiled shower, soaker tub and an extensive vanity with two sinks, an abundance of storage and a make-up table. There is also a large walk-in double closet off the ensuite bathroom. The rest of the upstairs, has three more bedrooms, and a second full bathroom with a double vanity. You will love the family sized laundry room with custom cabinets, quartz countertops, clothing hanging space and sink. In the walk-out basement you will be surprised by the 11-foot ceilings and the abundance of natural light. There is a large rec room for entertaining, a guest room with a third full



bathroom and an optional work-out room. Furthermore, there is an additional room with french doors and a large window that can be used as a bedroom, another home office or a playroom. Heading out the walk-out basement, you will notice the terrace with patio stones and lovely landscaped backyard. This home located on a lovely street with access to amazing wooded walking paths and is close to all the amenities of Larry Uteck. Call now for a showing of this beautiful one of a kind home.

Built in 2016

Essential Information

MLS® #	202223634
Price	\$1,449,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,322
Year Built	2016
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 15th, 2023

Community Information

Address	35 Cranfield Court
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	West Bedford
County	Halifax
Province	NS
Postal Code	B4B 1H6

Amenities

Utilities	Electric, Natural Gas, Cable Connected, Natural Gas Connected, Phone
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	Connected
Parking Spaces	4
Parking	Attached, Double, Heated Garage, Concrete
# of Garages	2
Waterfront	Stream/Pond

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Range, Dishwasher, Dryer, Washer, Freezer, Refrigerator, Wine Cooler
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	Two
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Ravine, Softwood Bush
Roof	Asphalt
Construction	Stone, Vinyl Siding, Other
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	Parachute Realty
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Listing information last updated on October 15th, 2025 at 12:47pm ADT