

\$775,000 - 301 Douglas Crescent, Halifax

MLS® #202301148

\$775,000

4 Bedroom, 2.50 Bathroom, 2,996 sqft

Residential on 0.21 Acres

5-C, Halifax, NS

This 4 bedroom, 2.5 bathroom family home, in a very desirable, convenient Rockingham location, is a rare find. The highlights of this quality-built Ramar home start with outstanding curb appeal, attractive landscaping and gardens. The double paved level driveway, and retaining wall, were replaced in 2019, as was the inviting front verandah, which features composite decking. A ceramic tiled foyer and hardwood stairs greet you as you enter, with formal living room on the right, and then...the highlight of this fine home, the completely renovated open concept kitchen/dining/family room. The current owners did a complete re-design of this area, and it is an exceptional space. The kitchen is a chef's delight, with a granite top island featuring prep sink, gorgeous cabinets, granite counters, a quartz counter breakfast bar, and a wine fridge. The adjacent dining room has a built in wall unit and bench, and patio doors to the large sunny deck overlooking the fenced yard and surrounding summer greenery. On the opposite end of the kitchen is a relaxing family room with gleaming hardwood and attractive corner fireplace (functional when propane is connected.) Upstairs there are 4 bedrooms, one of which is a "flex room" over the garage, which currently has the laundry hook up. (There is an option to put the laundry downstairs as well.) A large bath with whirlpool tub, shower, and cheater door to the primary bedroom completed this level. Downstairs is a great setup for entertaining, lounging, and a



space for guests, inlaws and teens. There is an outside entrance and a kitchenette, office area and rec room, plus another utility room which could easily be finished as a bedroom. Other features include 4 ductless heat pump heads, offering energy efficient heating and cooling, and the roof shingles were replaced in 2019. Your family will enjoy the conveniences of the location, with all amenities close by, and the street is a quiet crescent. Act now, make this your new family home!

Built in 2001

Essential Information

MLS® #	202301148
Price	\$775,000
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,996
Acres	0.21
Year Built	2001
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 27th, 2023

Community Information

Address	301 Douglas Crescent
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-C
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 3B6

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Single, Double, Paved
# of Garages	1

Interior

Interior Features	Secondary Suite, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler
Heating	Baseboard, Ductless, Hot Water, In Floor
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

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

School Information

Elementary	Park West School
Middle	Park West School
High	Halifax West High School

Additional Information

Zoning	R-1
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Listing Details

Listing Office	Royal LePage Atlantic
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