

# \$999,900 - 46 Puncheon Way, West Bedford

MLS® #202308815

**\$999,900**

3 Bedroom, 4.50 Bathroom, 3,082 sqft

Residential on 0.12 Acres

20-F, West Bedford, NS

Cresco present the Makalu on Puncheon Way  
“ ready to move in for the spring. This 3 BR /  
4.5 bath, 3082sqft 2 storey with double car  
garage features a dream kitchen with double  
waterfall countertops, cabinets to the ceiling,  
and is designed for a wall oven, 36”  
cooktop, and oversized fridge. Not to mention  
the walk-in pantry. The main floor also features  
an and open concept floor plan with a 50”  
electric fireplace surrounded by tile in the living  
room. The garage on the main floor has  
lockers, plenty of storage space and the  
powder bath is upgraded to impress. The  
attractive master bedroom has a 5 piece  
ensuite including full custom shower. All upper  
bedrooms have ensuites, and the third  
bedroom has a custom shower in the ensuite.  
The lower level has an oversized rec room  
with wet bar and walkout, and the heating  
system is upgraded to the latest technology  
“ an high efficiency VRV heatpump with  
multiple zones, and has natural gas backup.  
The exterior is finished with exposed  
aggregate front steps and driveway and is  
complete with a 26ft long rear composite deck  
upgraded with glass railings.



## Essential Information

MLS® #	202308815
Price	\$999,900
Bedrooms	3

Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,082
Acres	0.12
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 24th, 2024

### Community Information

Address	46 Punccheon Way
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	West Bedford
County	Halifax
Province	NS
Postal Code	B4B 2K9

### Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Double, Garage, Heated Garage, Aggregate
# of Garages	2

### Interior

Interior Features	Ensuite Bath, Secondary Suite, High Speed Internet
Appliances	None
Heating	Heat Pump
Fireplace	Yes
Fireplaces	Electric
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### Exterior

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

**Additional Information**

Zoning	BWCDD
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**Listing Details**

Listing Office	Royal LePage Atlantic
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