

# \$1,199,900 - 37 Amesbury Gate, West Bedford

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MLS® #202313912

**\$1,199,900**

4 Bedroom, 3.50 Bathroom, 3,411 sqft

Residential on 0.15 Acres

20-F, West Bedford, NS

Introducing a stunning executive home that embodies luxury & comfort. Nestled in the executive community of West Bedford, this property offers an exceptional living experience for those seeking the epitome of modern living. With meticulous attention to detail & high-end finishes throughout, this residence exudes elegance, charm & also family living. Let's take a closer look at what this remarkable executive home has to offer. The main level of this executive home is designed for both entertaining & everyday living. The open-concept layout seamlessly connects the living room, dining area, & gourmet kitchen complete with a huge pantry allowing for easy interaction between guests & family members. The spacious living room boasts an abundance of natural light, thanks to large custom windows. A cozy fireplace set in a grand 2 story high stone wall adds warmth & charm, creating the perfect ambiance for intimate gatherings. The second level of this beauty has spectacular full natural light as well as a view over the main floor living area. From there you can step into the primary bedroom complete with an incredible walk-in closet & an incredible spa-like ensuite. The second floor is finished off with 2 more ample bedrooms as well as another full bath! Once in the fully finished basement, you have access to the huge oversized double car garage, a 4th bedroom & the 4th bath. Looking for something to do with friends or family in the evening? Maybe you can make some



popcorn, put your feet up & watch a movie in the theater room. This executive home is not just beautiful but also a smart home with doors, lights & switches that can all be operated by voice command. Not enough? How about a Legrand surround sound stereo system which is wi-fi operated & connects directly into your favorite music streaming systems with speakers throughout including outside, the garage & bath! To top it off, this beauty is close to all of the amenities imaginable & even a short walk to Kearney Lake!

Built in 2018

### Essential Information

MLS® #	202313912
Price	\$1,199,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,411
Acres	0.15
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	August 30th, 2023

### Community Information

Address	37 Amesbury Gate
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	West Bedford
County	Halifax
Province	NS
Postal Code	B4B 0R5

## Amenities

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Concrete
# of Garages	2

## Interior

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

## Exterior

Exterior Features	Balcony
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	Exit Realty Town & Country
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