

\$839,900 - 44 Bramwell Court, Bedford

MLS® #202317934

\$839,900

4 Bedroom, 3.50 Bathroom, 2,463 sqft

Residential on 0.14 Acres

20-F, Bedford, NS

Imagine waking up in a home where sustainability, serenity, and sophistication seamlessly converge. Welcome to 44 Bramwell Court, a haven nestled in the thriving community of West Bedford. This location is highly walkable - with nearby Brookline Park offering an array of pubs, cafes, shops, and restaurants just 5 minutes away. Not to mention, a great school system and plenty of outdoors parks and rec facilities. This residence stands as a testament to refined living, offering a multitude of premium features, including 28 solar panels (under transferable warranty) that yield a remarkable 11,000 kilowatt hours annually, translating to roughly \$2,000 per year in electricity savings at current rates. The property also boasts the convenience of in-ground programmable sprinklers for the front and back lawns, ensuring they remain perfectly picturesque for summer gatherings. An meticulous deck completes the outdoor space, featuring a fantastic pergola, enhanced composite decking, glass panels, and ambient in-panel lighting. The space below the deck has also been transformed into a large enclosed shedâ€”perfect for storing all your outdoor essentials. Inside, form meets function effortlessly, with every window adorned in elegant Hunter Douglas blinds, while luxury room-darkening drapes add opulence to the upstairs bedrooms. The open-concept main space features oversized windows, a stunning natural gas fireplace, and a well-appointed



kitchen showcasing high-end appliances, including a three-in-one ice-making refrigerator. And for your utmost comfort, a fully ducted heating and cooling system ensures a perfect temperature no matter the season. So, whether it's quiet nights in watching a movie in the theatre room, vibrant gatherings with loved ones, or simply basking in the beauty of your surroundings, 44 Bramwell Court offers it all. Don't miss this opportunity to experience elevated living in the heart of West Bedford. Reach out today before it's too late! #SoldBySarah.

Built in 2017

Essential Information

MLS® #	202317934
Price	\$839,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,463
Acres	0.14
Year Built	2017
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 26th, 2023

Community Information

Address	44 Bramwell Court
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0W2

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer - Gas, Washer, Range Hood, Refrigerator
Heating	Heat Pump
Cooling	Ducted Cooling
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, Cleared, Landscaped
Roof	Asphalt
Construction	Brick, Stone, Vinyl Siding, Wood 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	Parachute Realty
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