

\$829,000 - 440 Sandy Run, Hammonds Plains

MLS® #202318206

\$829,000

4 Bedroom, 3.00 Bathroom, 3,440 sqft

Residential on 1.15 Acres

21-A, Hammonds Plains, NS

Welcome to 440 Sandy Run. This 4 bedroom executive bungalow is nestled on a beautiful manicured mature lot in the World Class Glen Arbour Golf Course community. Freshly painted and vacant ! Available for immediate possession. This custom home is carpet free and has an open concept design. Impressive hardwood floors , gourmet kitchen with gas stove, vaulted ceilings , large windows and two stone faced fireplaces make the main living area a must to see. The main floor also has the master with ensuite, second bedroom, living rm, dining rm , den/office , sun room , main bath and laundry. Great 3 season room and large deck off the main floor. The lower level has a spacious family room , large games room , second master suite with large bathroom. Small nursery or office. Cold Storage/ Wine cellar room. Walkout to a stone patio and parklike private backyard. Massive storage and workshop with own entrance Approx 650 sq ft. This home has a fully ducted heat pump for cool summer days and cozy winter nights! Double car garage with Gen-Link on the meter line. All interior walls have been insulated to reduce noise. Two large propane tanks. Stone paver walkways and patios wrap around the house. Meet your neighbors for golf, dinner and events at Glen Arbour Golf Course and take advantage of your discounted resident rate to be a member of this private course. The roof , septic and heatpump have all been replaced. The fourth bedroom could be one of the other rooms



listed, off /den one of the rs , also one small room on lower level could be a nursery or one of the small rec room

Built in 2000

Essential Information

MLS® #	202318206
Price	\$829,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	3,440
Acres	1.15
Year Built	2000
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	January 26th, 2024

Community Information

Address	440 Sandy Run
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-A
City	Hammonds Plains
County	Halifax
Province	NS
Postal Code	B4B 1X9

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Garage, Heated Garage, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Landscaped, Sloping/Terraced, Wooded
Roof	Asphalt
Construction	Brick, Cementitious Board, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Hammonds Plains Consolidated Elementary School
Middle	Madeline Symonds Middle School
High	Charles P Allen High School

Additional Information

Zoning	R1
--------	----

Listing Details

Listing Office	Keller Williams Select Realty
----------------	-------------------------------

NSAR IDX Reciprocity listings are displayed in accordance with NSAR's IDX Agreements and property information is provided under copyright© by the Nova Scotia Association of REALTORS®. The above information is from sources deemed reliable but it should not be relied upon without independent verification.

Listing information last updated on November 5th, 2025 at 2:32pm AST