

\$580,000 - 37 Carriage Hill Drive, Sydney River

MLS® #202319717

\$580,000

4 Bedroom, 3.50 Bathroom, 3,302 sqft

Residential on 0.25 Acres

N/A, Sydney River, NS

Welcome to 37 Carriage Hill! This magnificent property is a rare find in one of Sydney's most desirable neighbourhoods and offers a serene, family-oriented setting just a short distance to all the amenities that Nova Scotia's second largest city has to offer. This location is mere minutes to schools, Regional Hospital, shopping and hiking trails and just a short drive to a golf course, ski hill, marina and the incomparable Bras D'Or Lake. The house offers approximately 3300 square feet of living space and has been carefully designed for maximal comfort and entertaining. Upon arrival, you will be immediately charmed by the classic exterior with its pop of red on the front door. On the main level, you will be greeted by a large foyer. Immediately adjacent, there is a cozy living/dining room, brilliantly illuminated by its abundance of natural light and a lovely sun-filled eat-in kitchen, which provides access to the immaculately landscaped backyard. The second level is a must see with its stunning, vaulted ceiling and open-concept family room drenched in natural light. On this level there is also a primary bedroom, with 4-piece ensuite bathroom, plus two additional spacious bedrooms and another 4-piece bathroom. The lower level features a large recreation room, another bedroom and a laundry with a 3-piece bathroom; it could easily serve as a "Nanny Suite". If that perfect combination of comfort and class in a chic, upscale neighbourhood is what you've been looking for then it's all here waiting for you! Join me on Carriage for your



private viewing!

Built in 2004

Essential Information

MLS® #	202319717
Price	\$580,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,302
Acres	0.25
Year Built	2004
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 12th, 2023

Community Information

Address	37 Carriage Hill Drive
Area	Cape Breton
District	202-Sydney River / Coxheath
Sub-District	N/A
City	Sydney River
County	Cape Breton
Province	NS
Postal Code	B1S 3V1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Parking Spaces(s), Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Heating	Radiant

# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

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

School Information

Elementary	Sydney River Elementary School
Middle	Malcolm Munroe Memorial Junior High School
High	Riverview High School

Additional Information

Zoning	RUC
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Listing Details

Listing Office	RE/MAX Park Place Inc.
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Listing information last updated on November 3rd, 2025 at 8:32am AST