

# \$849,900 - 46 Chartwell Lane, Clayton Park

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MLS® #202321621

**\$849,900**

6 Bedroom, 3.50 Bathroom, 4,340 sqft

Residential on 0.18 Acres

5-A, Clayton Park, NS

Located in Sheffield Park, 46 Chartwell Lane is a 5-bedroom, 3.5-bathroom house that nicely brings together modern amenities with timeless allure. This residence boasts a recently installed metal roof, equipped with solar panels for enhanced energy efficiency. The fenced backyard provides a wonderful space for children and pets, while the double attached garage ensures ample parking and storage. Step inside to find a beautifully updated kitchen with a spacious peninsula that seamlessly integrates with the open-concept living area. Ideal for entertaining, this layout allows for a seamless flow between spaces. The living areas are bathed in natural light, creating a warm and inviting ambiance, while the glass french doors between rooms allows for versatile customization to suit your lifestyle. Upstairs there are four generously proportioned bedrooms and two full bathrooms that are tastefully updated. The large primary bedroom features a walk-in closet and an exquisite ensuite, each designed with comfort and functionality in mind. Descending to the walkout basement, you'll discover a huge rec room that has been thoughtfully updated. This space offers endless possibilities for entertainment and relaxation. The wet bar, complete with a built-in kegerator, is a focal point, promising unforgettable gatherings. The full bathroom along with a bedroom and a den offer a convenient space for guests to stay in comfort. Environmental consciousness is at the forefront, with solar panels contributing to



sustainable living, while heat pumps throughout (ductless on the main level and basement, and ducted on the upper level) provide efficient heating and cooling on all three levels. The recently installed metal roof adds a touch of modern durability. Don't miss the opportunity to make this remarkable property your home.

Built in 1985

**Essential Information**

MLS® #	202321621
Price	\$849,900
Bedrooms	6
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,340
Acres	0.18
Year Built	1985
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	November 30th, 2023

**Community Information**

Address	46 Chartwell Lane
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-A
City	Clayton Park
County	Halifax
Province	NS
Postal Code	B3M 3W6

**Amenities**

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4

Parking	Attached, Double, Heated Garage, Aggregate
# of Garages	2

### **Interior**

Interior Features	High Speed Internet
Appliances	Electric Range, Dishwasher, Dryer, Washer, Refrigerator, Other
Heating	Baseboard, Fireplace(s), Heat Pump, Ductless
Fireplace	Yes
Fireplaces	Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

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

### **School Information**

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

### **Additional Information**

Zoning	K
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### **Listing Details**

Listing Office	Viewpoint Realty Services Inc.
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Listing information last updated on October 15th, 2025 at 9:48am ADT