

\$1,425,000 - 82 Helmsman Court, Halifax

MLS® #202401009

\$1,425,000

6 Bedroom, 5.00 Bathroom, 5,929 sqft

Residential on 0.17 Acres

5-G, Halifax, NS

Up on the hill, at the top of a welcoming cul du sac in Royale Hemlock Estates, you will find this absolutely stunning property. The layout is very thoughtful for today's modern & active family; you will find it spacious but not overwhelming for the surprising almost 6000 sq ft of interior space. This is not your cookie-cutter build: your soaring 25ft turret is sure to make a statement for your guests on holiday dinners, a grand foyer that leads into the open floor plan on the main level which also boasts 10 ft ceilings throughout the property. You will find dashes of old-world charm with your cream coffered ceiling in the Primary Bedroom, bonus rooms on every level and no shortage of privacy as it backs onto a 197 acre wooded park. A gourmet kitchen equipped with top-of-the-line Thermador appliances, including built-in wall ovens, microwave, fridge, stove, dishwasher, and exhaust. Plenty of bedrooms, plenty of full bathrooms - everyone will have their own space. The current owners have kept the property in mint condition, as well as transforming the outside of the home: 3 Levels of Outdoor Entertaining (Composite Decking) and Propane plumbed to each level for your fireplace or BBQ needs. The basement offers a full wet bar, bedroom with ensuite, theatre area and a home-fitness centre that Suzanne Somers or Mark Wahlberg would fancy! Large Garage with a heated driveway, mudroom and more storage than any new construction property you might be comparing



it to. Living on Helmsman Court is a breath of fresh air: proximity to all amenities and the downtown core of the city never goes out of style. Please ask your REALTOR for the upgrades, drone video, features and floorplans. Imagine your family here and then book a private viewing before its too late.

Built in 2010

Essential Information

MLS® #	202401009
Price	\$1,425,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	5,929
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	April 25th, 2024

Community Information

Address	82 Helmsman Court
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-G
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 0B1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Attached, Double, Paved
# of Garages	2

View	Harbour
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Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator
Heating	Baseboard, Ductless, Radiant
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level
Roof	Asphalt
Construction	Stone, Other
Foundation	Concrete Perimeter

School Information

Elementary	Grosvenor - Wentworth Park 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	Royal LePage Atlantic
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