

# \$828,900 - Pun55 117 Puncheon Way, Bedford West

MLS® #202401037

**\$828,900**

4 Bedroom, 3.50 Bathroom, 2,632 sqft

Residential on 0.17 Acres

20-F, Bedford West, NS

Unveiling The Elias, a masterpiece by Cresco, nestled in the prestigious Brookline Park of The Parks of West Bedford. Boasting 2,631 sqft, this model offers a seamless fusion of design and functionality with 4 bedrooms, 3.5 bathrooms with walkout basement, has a walk-in pantry and a welcoming mudroom. The open-concept living spaces create an inviting ambiance with a linear fireplace feature wall, complemented by engineered hardwood and porcelain flooring, and a stained hardwood staircase, adding a touch of sophistication. Modern conveniences include the latest heating system - a high efficiency multi-zoned fully ducted heat pump allowing you to control your heat and cooling on every level. Luxurious details encompass quartz countertops in the kitchen and bathrooms, along with an upgraded plumbing package throughout. Note: this home is listed with a finished basement, however there is the option to purchase with an unfinished basement to allow for personalization down the road, at an attractive price of \$789,900. With a walkout basement adding to the charm, The Elias epitomizes refined living in a sought-after community.



## Essential Information

|        |           |
|--------|-----------|
| MLS® # | 202401037 |
| Price  | \$828,900 |

|                |                         |
|----------------|-------------------------|
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,632                   |
| Acres          | 0.17                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | September 12th, 2024    |

### Community Information

|              |                         |
|--------------|-------------------------|
| Address      | Pun55 117 Punccheon Way |
| Area         | Halifax - Dartmouth     |
| District     | 20-Bedford              |
| Sub-District | 20-F                    |
| City         | Bedford West            |
| County       | Halifax                 |
| Province     | NS                      |
| Postal Code  | B4B 2L1                 |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electric, Cable Connected, Electricity Connected, Natural Gas Connected, Phone Connected |
| Parking Spaces | 1  |
| Parking        | Single, Garage, Heated Garage, Paved   |
| # of Garages   | 1  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ensuite Bath, See Remarks, High Speed Internet |
| Appliances        | None   |
| Heating           | Heat Pump                                      |
| Fireplace         | Yes  |
| Fireplaces        | Electric                                       |
| # of Stories      | 2  |
| Stories           | Two  |
| Has Basement      | Yes  |
| Basement          | Finished, Walk-Out Access                      |

### Exterior

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

### **Additional Information**

|        |       |
|--------|-------|
| Zoning | BWCDD |
|--------|-------|

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Atlantic |
|----------------|-----------------------|

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 October 14th, 2025 at 3:17am ADT