

\$799,900 - 18 Crozier Court, Halifax

MLS® #202401913

\$799,900

4 Bedroom, 3.00 Bathroom, 2,398 sqft

Residential on 0.17 Acres

5-F, Halifax, NS

Set on a quiet cul du sac in Royal Hemlocks, you're going to fall in love with this one owner split entry. Built with quality by Gerald Mitchell Homes and meticulously maintained, this home seamlessly combines modern design with practical living! Enjoy easy access to the trails of Hemlock Ravine Park, overlook Cabin Lake from your back deck, and effortlessly access the many amenities of Larry Uteck drive. As you ascend into the main level, you're greeted by an open-concept layout that effortlessly connects the living, dining, and kitchen areas. The vaulted ceilings in the living and dining room enhance the sense of space, and large windows flood the area with natural light. The cozy propane fireplace adds warmth and ambiance to the space. The kitchen boasts a large island with ample seating, making it a focal point for both cooking and socializing. Step outside through the dining room onto a spacious composite deck, complete with a pergola, providing a perfect spot for outdoor relaxation and entertaining. Rounding off the main level is three bedrooms and 2 bathrooms, including a luxurious primary bedroom boasting two closets and an ensuite for ample privacy. Downstairs is access to the fantastic heated double attached garage. With epoxy floors, this clean and functional space can easily double as a home gym, mudroom, or whatever your heart desires. An additional large bedroom, generous rec room, and a third full bathroom combined with laundry complete the lower level, offering flexibility and space for



various activities. Efficient heating and cooling are ensured by the electric ducted heat pump, providing year-round comfort while keeping energy costs in check. Outside you'll find a beautiful exposed aggregate driveway, large grassy front yard, and a super sweet backyard for the family to play and relax under the shade of the chestnut trees. Don't miss the chance to get in the fabulous neighbourhood!

Built in 2010

Essential Information

MLS® #	202401913
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,398
Acres	0.17
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 25th, 2024

Community Information

Address	18 Crozier Court
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-F
City	Halifax
County	Halifax
Province	NS
Postal Code	B3M 0C3

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
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Parking Spaces	4
Parking	Attached, Double, Heated Garage, Wired, Aggregate
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Stove, Dishwasher, Dryer, Washer, Range Hood, Refrigerator
Heating	Fireplace(s), Heat Pump
Fireplace	Yes
Fireplaces	Propane
Stories	Split Entry
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
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 (Dartmouth)
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