

# \$619,900 - 563 Cowie Hill Road, Halifax

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MLS® #202405115

**\$619,900**

4 Bedroom, 3.50 Bathroom, 2,291 sqft

Residential on 0.05 Acres

7-A, Halifax, NS

Nestled in a family-oriented neighborhood next to the sprawling 5000-acre Long Lake Provincial Park, this delightful townhouse presents an ideal opportunity to establish roots in a serene setting. Crafted in 2020, this two-story dwelling exudes sophistication with impeccable finishes and irresistible curb appeal. Step inside to the main floor, where an inviting open-concept kitchen and living area welcome you, seamlessly flowing onto the outdoor patio space for relaxed gatherings. Ascending to the second level unveils three generously sized bedrooms, including the primary suite boasting a walk-in closet, ensuite bath, a double vanity for added luxury, and conveniently located laundry. Descend to the fully developed lower level, where a guest room, entertainment area, and backyard walkout beckon, offering ample space for leisure and entertainment. From heat pumps to built-in garage, this home has all the extras. Situated just 15 minutes from downtown Halifax and surrounded by an array of parks and trails, this residence epitomizes the perfect blend of urban convenience and outdoor adventure. Whether you crave the vibrancy of city life or the tranquillity of nature, this home and neighbourhood offer the best of both worlds.



Built in 2020

## Essential Information

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202405115               |
| Price          | \$619,900               |
| Bedrooms       | 4                       |
| Bathrooms      | 3.50                    |
| Full Baths     | 3                       |
| Half Baths     | 1                       |
| Square Footage | 2,291                   |
| Acres          | 0.05                    |
| Year Built     | 2020                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | May 21st, 2024          |

### Community Information

|              |                     |
|--------------|---------------------|
| Address      | 563 Cowie Hill Road |
| Area         | Halifax - Dartmouth |
| District     | 7-Spryfield         |
| Sub-District | 7-A                 |
| City         | Halifax             |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B3N 0E1             |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Utilities      | Electric, Cable Connected, Electricity Connected, Phone Connected |
| Parking Spaces | 2                                                                 |
| Parking        | Single, Garage, Heated Garage, Wired, Concrete                    |
| # of Garages   | 1                                                                 |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Ensuite Bath, High Speed Internet                                             |
| Appliances        | Electric Range, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator |
| Heating           | Baseboard, Ductless                                                           |
| # of Stories      | 2                                                                             |
| Stories           | 2 Storey                                                                      |
| Has Basement      | Yes                                                                           |
| Basement          | Finished, Walk-Out Access                                                     |

**Exterior**

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

**School Information**

|            |                                    |
|------------|------------------------------------|
| Elementary | Chebucto Heights Elementary School |
| Middle     | Elizabeth Sutherland School        |
| High       | JL Ilsley High School              |

**Additional Information**

|        |     |
|--------|-----|
| Zoning | RDD |
|--------|-----|

**Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | Engel & Volkers |
|----------------|-----------------|

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