

# \$919,000 - 8 Samaa Court, Bedford

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MLS® #202409746

**\$919,000**

4 Bedroom, 3.50 Bathroom, 3,167 sqft

Residential on 0.12 Acres

20-F, Bedford, NS

Welcome to this comfortable and beautiful home was build by Amara. Fully loaded with upgrades, high quality selections, and finished with a signature craftsmanship, the must-see 4.5 year new, 2 story with walkout basement situated in the sought after Stonington Park Neighborhood in the Parks of West Bedford. The open concept main level boosts a large stunning foyer, cozy living room, complete with a gas fireplace. Chef's dreaming kitchen features gorgeous custom cabinetry, quartz countertops, large waterfall island, walk-in pantry, gas stove and upgraded appliances. Journey upstairs, you'll find a brilliant primary bedroom features a walk through closet and a luxurious oversized bathroom with a custom huge wall mirror. 2 additional good size bedrooms, another full bath and a spacious laundry complete this floor. The lower level of this home is designed for entertainment. A charming coffee bar nook, perfect for morning rituals. A reading corner and a TV/game area will bring peace and happiness to the families. The other bedroom, full bath and utility room with ample storage spaces make this level more functional. This modern house is complemented by an impressive list of inclusions: a fully ducted heat pump, natural gas connections for BBQ, stove/range & fireplace, custom window covers(motorized blinds in main level and master bedroom). 8-year Lux New Home Warranty, 3.5 years remaining. Great school program! Walking distance to West Bedford School(PP-G12).



High school students can choose West Bedford High School(AP) or Charles P. Allen High School(IB) depend on their plans for future . Close to all amenities including BMO centre, coffee shops, health food store, restaurants, parks, trails, bus stop and play ground.

Built in 2019

**Essential Information**

MLS® #	202409746
Price	\$919,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,167
Acres	0.12
Year Built	2019
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	July 19th, 2024

**Community Information**

Address	8 Samaa Court
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-F
City	Bedford
County	Halifax
Province	NS
Postal Code	B4B 0Y4

**Amenities**

Utilities	Electric, Natural Gas, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	1

Parking	Single, Garage, Heated Garage, Aggregate
# of Garages	1

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Gas Cooktop, Oven, Range, Dishwasher, Dryer, Washer, Refrigerator
Heating	Fireplace(s), Furnace, Heat Pump
Fireplace	Yes
Fireplaces	Gas, Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

### **Exterior**

Lot Description	Under 0.5 Acres, Cleared
Roof	Asphalt
Construction	Brick, Cementitious Board, Stone, Vinyl Siding
Foundation	Concrete Perimeter

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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