

# \$1,059,000 - 37 Coleridge Court, Cole Harbour

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MLS® #202411533

**\$1,059,000**

6 Bedroom, 4.50 Bathroom, 4,994 sqft

Residential on 0.94 Acres

15-C, Cole Harbour, NS

Welcome to 37 Coleridge Court. This stunning home is nestled in the highly sought after community of Coleridge Estates in Cole Harbour. This property stands out with its exquisite design and beauty. The exterior features elegant brickwork and boasts a single attached garage at the front and another underground garage in the back. Upon entering, you are greeted by a grand foyer with immaculate maple hardwood floors that span the entire home. To the left, you'll find a spacious home office, and to the right, a beautiful living room with soaring ceilings, a propane fireplace, floor-to-ceiling windows, and ample space for family gatherings.

Through the French doors you'll find a formal dining room, a cozy sitting area and a chef's dream kitchen. The kitchen features an oversized fridge, built-in induction cooktop, double wall ovens, a deep sink, and beautiful cherry wood cabinetry. If you're looking to entertain, this is the perfect home to do so with natural light flooding the entire floor!

Continuing through the kitchen is a mudroom with laundry facilities and a half bath. Past the mudroom to the left is second front entry and entrance to the garage. To the right you'll find a staircase which leads to a versatile loft, perfect for a music room, game room, or children's play area. On this level you'll find five spacious bedrooms and two full baths. Up the stairs to the fourth and final floor you'll find the primary suite. Your own personal retreat features a wall-length closet,



two balconies, and a luxurious 5-piece ensuite including a soaker tub, stand-up shower and double vanities. Another feature of this outstanding home is the basement in law suite featuring a full kitchen, two walkouts, full bathroom and bedroom. Recent upgrades include a new oil furnace, septic system, new lighting, roof, generator panel, and five heat pumps for year-round comfort. Located minutes from Cole Harbour amenities, and 25 minutes to downtown Halifax, this home is a rare find.

Built in 1994

**Essential Information**

|                |                         |
|----------------|-------------------------|
| MLS® #         | 202411533               |
| Price          | \$1,059,000             |
| Bedrooms       | 6                       |
| Bathrooms      | 4.50                    |
| Full Baths     | 4                       |
| Half Baths     | 1                       |
| Square Footage | 4,994                   |
| Acres          | 0.94                    |
| Year Built     | 1994                    |
| Type           | Residential             |
| Sub-Type       | Single Family Residence |
| Status         | Closed                  |
| Date Sold      | March 24th, 2025        |

**Community Information**

|              |                     |
|--------------|---------------------|
| Address      | 37 Coleridge Court  |
| Area         | Halifax - Dartmouth |
| District     | 15-Forest Hills     |
| Sub-District | 15-C                |
| City         | Cole Harbour        |
| County       | Halifax             |
| Province     | NS                  |
| Postal Code  | B2Z 1B9             |

## Amenities

|                |   |
|----------------|---|
| Utilities      | Electric, Propane, Cable Connected, Electricity Connected, Phone Connected, Other |
| Parking Spaces | 1   |
| Parking        | Attached, Single, Wired, Other, Circular Driveway, Parking Spaces(s), Paved       |
| # of Garages   | 1   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ensuite Bath, High Speed Internet   |
| Appliances        | Central Vacuum, Electric Cooktop, Glass Cooktop, Oven, Dishwasher, Dryer, Washer, Microwave, Refrigerator |
| Heating           | Baseboard, Ductless, Hot Water  |
| Cooling           | Ductless  |
| Fireplace         | Yes   |
| Fireplaces        | Propane   |
| # of Stories      | 2   |
| Stories           | 2.5 Storey  |
| Has Basement      | Yes   |
| Basement          | Finished, Walk-Out Access   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony                                |
| Lot Description   | 0.5 to 0.99 Acres, Cleared, Landscaped |
| Roof              | Asphalt                                |
| Construction      | Brick                                  |
| Foundation        | Concrete Perimeter                     |

## School Information

|            |                                       |
|------------|---------------------------------------|
| Elementary | Colonel John Stuart Elementary School |
| Middle     | Sir Robert Borden Junior High School  |
| High       | Cole Harbour District High School     |

## Additional Information

|        |     |
|--------|-----|
| Zoning | R-1 |
|--------|-----|

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Century 21 Trident Realty Ltd. |
|----------------|--------------------------------|

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