

\$749,000 - 72 Shaffleburg Run, Bedford

MLS® #202416427

\$749,000

3 Bedroom, 2.50 Bathroom, 3,142 sqft

Residential on 0.14 Acres

20-B, Bedford, NS

Located near the end of a quiet cul-de-sac sits this exquisite custom-built bungalow. The main level boasts a functional, open concept layout with 9-ft ceilings, crown mouldings, hardwood flooring & recessed lighting. The spacious, welcoming entryway begins your tour of this fabulous home. There is a room at the front offering great flex space, whether working from home, or a quiet place to read and reflect or a formal living room. The kitchen offers lots of meal prep space, an abundance of cabinetry, center island with seating. Located off the kitchen is a mudroom/laundry, with direct access to the dbl garage with in-floor heating. Above the garage is a 21x12 storage loft! The living room, dining room with propane fireplace, built-in shelving, and patio doors to the deck, with southern exposure and views of the private yard. A primary suite, with a walk-in closet, 5 pc ensuite, and a powder room complete this level; everything you need for one-level living! The lower level boasts in-floor heating, features a rec room with walkout, two more bdrms, a 4-pc bath, as well as a few storage areas that can easily transform to whatever your particular family needs may be.. A large utility room with double doors is the perfect place to store an ATV, motorcycle, or garden equipment, leaving your garage free for vehicles. The backyard backs onto Bedford Barrens, an area protected as a national historic site of the Miâ€™kmaq by Parks Canada.. Efficient, whole-home heating and cooling, 50-year shingles, and a generator



panel make this home a great choice!

Built in 2006

Essential Information

MLS® #	202416427
Price	\$749,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	3,142
Acres	0.14
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	December 16th, 2024

Community Information

Address	72 Shaffleburg Run
Area	Halifax - Dartmouth
District	20-Bedford
Sub-District	20-B
City	Bedford
County	Halifax
Province	NS
Postal Code	B4A 4L5

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	4
Parking	Double, Garage, Paved
# of Garages	2

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
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Heating	Heat Pump, In Floor, Radiant
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Propane
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	Under 0.5 Acres, Landscaped, Level, Sloping/Terraced
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Rocky Lake Elementary
Middle	Rocky Lake Junior High School
High	West Bedford High

Additional Information

Zoning	RCDD
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Listing Details

Listing Office	Royal LePage Atlantic
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