

# \$1,075,000 - 2 Trillium Terrace, Clayton Park

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MLS® #202427345

**\$1,075,000**

4 Bedroom, 4.00 Bathroom, 3,951 sqft

Residential on 0.20 Acres

5-A, Clayton Park, NS

Welcome to 2 Trillium Terrace, located in historic Clayton Park. This spacious home features four bedrooms, including a gorgeous primary, three full bathrooms, two half bathrooms, and a fully finished basement offering ample space to meet all your needs. The main floor showcases a spacious living room perfect for hosting, a beautiful formal dining room which leads into your modern kitchen with large island with room for bar seating! Your updated kitchen, with space for a dining nook, opens up to a cozy family room with a charming brick fireplace adding warmth and character to the space, and creating a cozy atmosphere for enjoying meals with family and friends. The main floor also extends to a spacious back deck, tree-lined and ideal for hosting guests or simply enjoying your serene backyard. Completing the first floor is a full laundry room, half bath, and access to your double car attached garage. Upstairs, you'll find a tranquil retreat in the expansive primary bedroom, which includes walk-in closets, ensuite bath, cozy den featuring a brick fireplace and private balcony overlooking your backyard. We round out the top floor with a full bath and three additional well-sized bedrooms, including a junior primary with private half bath. The large finished basement, a perfect entertainment area, offers both a family room and a games/media room -perfect for hosting games night or enjoying movies with friends. For added luxury, unwind in your private spa bathroom, complete with a jet tub, an



additional shower, and sauna room. Not done yet, along with space we offer functionality: Your basement also boasts a flex den/ office space, separate storage room and a large utility room. 2 Trillium Terrace is minutes to a wide range of amenities, including grocery stores, restaurants, schools, parks, and the University of Mount Saint Vincent and conveniently only a 10-minute drive from downtown Halifax.

**Essential Information**

MLS® #	202427345
Price	\$1,075,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	2
Square Footage	3,951
Acres	0.20
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 3rd, 2025

**Community Information**

Address	2 Trillium Terrace
Area	Halifax - Dartmouth
District	5-Fairmount, Clayton Park, Rockingham
Sub-District	5-A
City	Clayton Park
County	Halifax
Province	NS
Postal Code	B3M 3P5

**Amenities**

Utilities	Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2

Parking	Attached, Double, Heated Garage, Wired, Paved
# of Garages	2

### **Interior**

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Oven, Range, Dishwasher, Dryer, Washer, Microwave, Refrigerator
Heating	Baseboard
Fireplace	Yes
Fireplaces	Fireplace(s)
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

### **Exterior**

Exterior Features	Balcony
Lot Description	Under 0.5 Acres, Cleared, Landscaped
Roof	Asphalt
Construction	Brick
Foundation	Concrete Perimeter

### **School Information**

Elementary	Duc D'Anville Elementary School
Middle	Clayton Park Junior High School
High	Halifax West High School

### **Additional Information**

Zoning	R1
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### **Listing Details**

Listing Office	Royal LePage Atlantic
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