

\$2,450,000 - 71 Kittiwake Ridge, Halibut Bay

MLS® #202500621

\$2,450,000

5 Bedroom, 3.00 Bathroom, 4,900 sqft

Residential on 2.57 Acres

9-B, Halibut Bay, NS

Boasting 298 feet of DIRECT OCEANFRONT, This 4 Bdrm., 3 Bath executive bungalow was custom-built to R2000 standards in 2006 by Mike MacFarlane on a private 2.57 ACRE lot and offers breathtaking Atlantic Ocean views. Perched above Halibut Bay, on the shipping lane to Halifax Harbour, you're sure enjoy the seasonal marine traffic that includes cruise ships, fishing boats and lobster boats hauling their traps. The open-concept kitchen, living, and dining areas feature natural light, birch hardwood, and ceramic floors. Expansive east-facing Koltec windows with new granite window ledges frame the ocean vistas. The primary suite boasts a luxurious ensuite and impressive walk-in closet while three additional bedrooms (one currently used as an office) and 2 full bathrooms provide space for family and guests plus, two walk-out decks to savour salty breezes and panoramic views. The above-grade Lower Level, with floor-to-ceiling windows, offers potential for additional space - currently used as a games room, office, spare bedroom, plus there's a finished utility area with a whole-home reverse osmosis system. Come make this home your front-row seat to Nova Scotia's Maritime beauty. Set sail for Luxury Coastal living.



Built in 2006

Essential Information

MLS® #

202500621

Price	\$2,450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	4,900
Acres	2.57
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Bungalow
Status	Closed
Date Sold	June 10th, 2025

Community Information

Address	71 Kittiwake Ridge
Area	Halifax - Dartmouth
District	9-Harrietsfield, Sambr And Halibut Bay
Sub-District	9-B
City	Halibut Bay
County	Halifax
Province	NS
Postal Code	B3V 1R1

Amenities

Utilities	Electric, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Brick, Paved
# of Garages	2
View	Ocean
Is Waterfront	Yes
Waterfront	Ocean Front

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Central Vacuum, Electric Cooktop, Electric Oven, Dishwasher, Dryer - Electric, Washer, Microwave, Refrigerator, Water Purifier, Water Softener, Other
Heating	Heat Pump
Cooling	Ducted Cooling

Has Basement	Yes
Basement	Crawl Space, Full, Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Partial Landscaped, Sloping/Terraced
Roof	Metal
Construction	Brick, Wood Siding
Foundation	Concrete Perimeter

School Information

Elementary	William King Elementary School
Middle	Herring Cove Junior High School
High	JL Ilsley High School

Additional Information

Zoning	R-2
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Listing Details

Listing Office	Sutton Group Professional Realty
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