

\$1,225,000 - 114 Aarons Way, Fergusons Cove

MLS® #202500939

\$1,225,000

4 Bedroom, 3.50 Bathroom, 4,670 sqft

Residential on 2.23 Acres

8-E, Fergusons Cove, NS

Rarely does a home of this caliber become available in the coveted community of Fergusons Cove. Nestled on 2.2 acres of landscaped grounds, this extensively updated 4-bed, 4-bath executive home offers a perfect blend of luxury & comfort, just 15 minutes from Halifax's downtown. From the moment you arrive, you'll be captivated by the impeccable exterior, featuring new Maibec siding & a reimagined front entrance, updated eavestroughs, trim, soffits, & fascia (2020), a new roof (2019), aggregate driveway & patio, & a 3-car garage. New windows (2018) & a Generlink system further enhance the property's appeal. Step inside to a bright & airy foyer with soaring vaulted ceilings, where natural light streams through oversized windows, showcasing the home's open-concept design. At the heart of this residence is a beautifully crafted kitchen with custom hickory cabinetry, granite countertops, & a breakfast bar, flowing seamlessly into the elegant living room with a marble-mantled gas fireplace. The main level also features a breakfast nook with patio access, a formal dining room, a home office, a flex room, a 2PC bath, & a newly renovated mudroom with custom storage & laundry facilities, all with seamless access to the 3-car garage. Ascend the hardwood staircase to the upper level, where 3 generously sized bedrooms await. The primary suite is a luxurious retreat with a propane fireplace, walk-in closet, secondary closet, & 5PC ensuite. Two additional



bedrooms share a stylish Jack & Jill bath, while a cozy reading nook completes this level. The fully finished lower level is designed for entertainment & relaxation, with a professionally installed home theatre, gas fireplace, 4th bedroom, 3PC bath, & ample storage. Additional highlights include an energy-efficient ducted heat pump (2019), blown-in insulation, gleaming hardwood floors, Hunter Douglas window coverings, water filtration, a security system, & upgraded fixtures.

Built in 2006

Essential Information

MLS® #	202500939
Price	\$1,225,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	4,670
Acres	2.23
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	March 14th, 2025

Community Information

Address	114 Aarons Way
Area	Halifax - Dartmouth
District	8-Armdale/Purcell's Cove/Herring Cove
Sub-District	8-E
City	Fergusons Cove
County	Halifax
Province	NS
Postal Code	B3V 1N8

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	3
Parking	Attached, Triple, Wired, Aggregate
# of Garages	3

Interior

Interior Features	Central Vacuum, Ensuite Bath, High Speed Internet
Appliances	Cooktop, Oven, Dishwasher, Dryer, Washer, Refrigerator, Water Softener
Heating	Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Fireplace(s), Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Level
Roof	Asphalt
Construction	Shingle 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-2A
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Listing Details

Listing Office	The Agency Real Estate Brokerage
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