

\$1,360,000 - 99 Ashberry Court, Upper Tantallon

MLS® #202508229

\$1,360,000

4 Bedroom, 4.50 Bathroom, 4,565 sqft

Residential on 0.87 Acres

21-B, Upper Tantallon, NS

Welcome to 99 Ashberry Court, a beautifully renovated 4-bedroom, 4-bath home in the popular Fox Hollow community of Upper Tantallon. Expanded with a thoughtful three-level addition in 2022, this home blends modern finishes with exceptional functionality. The main level features 9-foot ceilings, in-floor heating, ductless heat pumps, a spacious living room, and an open kitchen—dining layout—ideal for entertaining or everyday life. The kitchen includes custom Café® appliances, featuring double convection ovens and an induction cooktop. A walk-in pantry and mudroom add convenience, while a private office offers a quiet space for work or study. Upstairs, you'll find a generous primary suite with walk-in closet and a spa-like ensuite with soaker tub and walk-in shower. Two additional bedrooms share a full bath, while the upper-level addition offers an oversized fourth bedroom with its own ensuite—ideal for guests or family members wanting added privacy. The lower level includes a large rec room, full bath, and walkout access to the backyard. A bonus space—currently set up as a stylish home gym—features sleek metallic epoxy floors and full-height patio doors that flood the room with natural light, making it a great option for a studio, home business, or workshop. Outside, your backyard oasis awaits. A spacious composite deck overlooks a beautifully landscaped yard, while the massive stamped concrete patio includes a hot tub and swim spa—perfect for relaxing or



hosting unforgettable summer evenings. The oversized double garage with epoxy floors offers ample space for parking and storage. This home sits in a quiet, family-friendly neighbourhood with peaceful walking areas, access to the popular Rails to Trails, playgrounds, and is just a short walk to local elementary schools. Shopping, amenities, and quick access to Highway 103 make commuting to Halifax a breeze. This is a one-of-a-kind property where luxury meets lifestyle. Schedule your viewing today!

Built in 2010

Essential Information

MLS® #	202508229
Price	\$1,360,000
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,565
Acres	0.87
Year Built	2010
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	June 9th, 2025

Community Information

Address	99 Ashberry Court
Area	Halifax - Dartmouth
District	21-Kingswood, Haliburton Hills, Hammonds Pl.
Sub-District	21-B
City	Upper Tantallon
County	Halifax
Province	NS
Postal Code	B3Z 1N5

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	2
Parking	Attached, Double, Heated Garage, Wired, Multiple Driveways, Paved
# of Garages	2

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Stove - Gas, Dishwasher, Dryer, Washer, Microwave, Refrigerator, Wine Cooler, Water Softener
Heating	Baseboard, Fireplace(s), Ductless, In Floor
Fireplace	Yes
Fireplaces	Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Full, Finished, Walk-Out Access

Exterior

Lot Description	0.5 to 0.99 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Tantallon Jr Elementary School
Middle	Five Bridges Junior High School
High	Bay View High School

Additional Information

Zoning	VR
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Listing Details

Listing Office	Sutton Group Professional Realty
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