

\$749,900 - 22 Roxford Court, Valley

MLS® #202517893

\$749,900

4 Bedroom, 3.50 Bathroom, 3,580 sqft

Residential on 0.41 Acres

N/A, Valley, NS

Exceptional 4-bedroom, 3.5-bath home truly checks every box! Located in a high-end subdivision within the sought-after Valley School District, this property is finished on all three levels and showcases beautiful craftsmanship, clean sight lines, and a modern, stylish design. Step inside & be welcomed by 9â€™™ ceilings, rich hardwood & laminate flooring & an impressive layout thatâ€™™s both functional & elegant. The front foyer greets you with two staircasesâ€”one leading to a spacious bonus room above the garage, and the other to the upper level where all 4 bedrooms are located. A bright home office is conveniently situated just off the entry.

The heart of the home is the open-concept kitchen & living room. The kitchen is a chefâ€™™s dream, featuring quartz countertops, stainless steel appliances, a 5-burner propane stove, large center island, walk-in pantry & additional storage pantry. Garden doors lead from the kitchen to a partially covered Trex deckâ€”perfect for entertaining. Just off the kitchen, the mudroom includes laundry, a set tub, garage access & a separate entrance to the side yard. The living room is warm & inviting with a floor-to-ceiling stone fireplace (wood insert) & custom built-in cabinetry. A stylish 2-piece powder room completes the main floor. Upstairs, a spacious primary bedroom offers a walk-in closet & luxurious ensuite (in-floor heating). 3 additional bedrooms are generously sized & share a stunning main bath. The fully finished lower



level includes a large rec room, playroom, gym, 3-piece bath & walkout access to a lower-level cement patio & a beautifully landscaped backyard. Additional highlights include: Energy-efficient ICF foundation, ducted heat pump system, custom blinds & pot lighting throughout, double garage with paved driveway, Trex decking & partially covered outdoor living space. This home is truly move-in ready, thoughtfully designed, & built for comfort and style.

Essential Information

MLS® #	202517893
Price	\$749,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,580
Acres	0.41
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	September 2nd, 2025

Community Information

Address	22 Roxford Court
Area	Northern Region
District	104-Truro/Bible Hill/Stewiacke
Sub-District	N/A
City	Valley
County	Colchester
Province	NS
Postal Code	B6L 0A1

Amenities

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

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Electric Oven, Oven - Propane, Dishwasher, Dryer, Washer, Refrigerator, Water Purifier, Water Softener
Heating	Baseboard, Fireplace(s), Forced Air, Heat Pump
Cooling	Ducted Cooling
Fireplace	Yes
Fireplaces	Gas, Wood Burning
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished

Exterior

Lot Description	Under 0.5 Acres, Landscaped
Roof	Asphalt
Construction	Vinyl Siding, Other
Foundation	Insulated Concrete

School Information

Elementary	Valley Elementary School
Middle	Bible Hill Junior High School
High	Cobequid Educational Centre

Additional Information

Zoning	R-1 - Residential Low Density
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Listing Details

Listing Office	RE/MAX Nova (Halifax)
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