

\$1,299,999 - 246 Royal Oaks Way, Belnan

MLS® #202522205

\$1,299,999

4 Bedroom, 4.50 Bathroom, 4,374 sqft

Residential on 1.98 Acres

105-B, Belnan, NS

This exceptional 6-year-new home offers more than 4,350 sq ft of refined living, is set on nearly two acres of beautiful landscaping, with a fully fenced backyard and is a true estate where nature is your backdrop. Open the door and a breathtaking two-storey grand foyer with glass-lined mezzanine sets the tone. The main level is thoughtfully designed for both family living and elegant entertaining. A dedicated office/library provides the perfect remote working space. The bright living room features a gas fireplace. The heart of the home is the entertainer's kitchen with wall-to-wall quartz, oversized island, double wall ovens, dining room and walk-through pantry/prep kitchen with full-size fridge. Step out onto the covered outdoor living space, an extension of the main level. A powder room, walk-in closet, and expansive mudroom complete this floor. Upstairs, all four bedrooms have walk-in closets. Two enjoy private ensuites, while the others share a Jack-and-Jill bath, and individual vanities with a built-in step for the kids. The primary suite is a sanctuary with a spa tub, oversized glass shower, water closet, in-floor heating, and a heated towel rack. A bright, 2nd floor laundry room adds convenience. The finished lower level is equally impressive, and offers a flex room, 4th full bath, open-concept theatre with projector, custom bar, and spacious living area with modern Spartherm M700 wood stove plus a walkout to the backyard oasis. A heated triple garage with 12' ceilings, EV outlet,



and laundry adds versatility for car collectors, hobbyists, or sports enthusiasts. Located in Belnanâ€™s sought-after Garden Meadows, with forested walking trails and a playground steps away, this home offers tranquility and convenience just minutes to Elmsdale, 15 minutes to Halifax airport and 35 minutes to downtown Halifax. Composite decks, generator hookup, and low-maintenance finishes ensure more time to make memories for years to come.

Built in 2018

Essential Information

MLS® #	202522205
Price	\$1,299,999
Bedrooms	4
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	4,374
Acres	1.98
Year Built	2018
Type	Residential
Sub-Type	Single Family Residence
Status	Closed
Date Sold	October 23rd, 2025

Community Information

Address	246 Royal Oaks Way
Area	Halifax - Dartmouth
District	105-East Hants/Colchester West
Sub-District	105-B
City	Belnan
County	Hants
Province	NS
Postal Code	B2S 0E4

Amenities

Utilities	Electric, Propane, Cable Connected, Electricity Connected, Phone Connected
Parking Spaces	5
Parking	Attached, Triple, Heated Garage, Wired, Double, Parking Spaces(s), Paved
# of Garages	3

Interior

Interior Features	Ensuite Bath, High Speed Internet
Appliances	Glass Cooktop, Electric Oven, Dishwasher, Dryer, Washer, Refrigerator, Wine Cooler
Heating	Fireplace(s), Heat Pump, In Floor
Fireplace	Yes
Fireplaces	Wood Burning Stove, Propane
# of Stories	2
Stories	2 Storey
Has Basement	Yes
Basement	Finished, Walk-Out Access

Exterior

Lot Description	1 to 2.99 Acres, Cleared, Landscaped, Rolling Slope
Roof	Asphalt
Construction	Stone, Vinyl Siding
Foundation	Concrete Perimeter

School Information

Elementary	Elmsdale District Elementary School
Middle	Riverside Education Centre
High	Hants East Rural High School

Additional Information

Days on Market	28
Zoning	CR

Listing Details

Listing Office	RE/MAX Nova
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