

# \$1,800,000 - 35 Shaughnessy Place, Bedford

MLS® #202522669

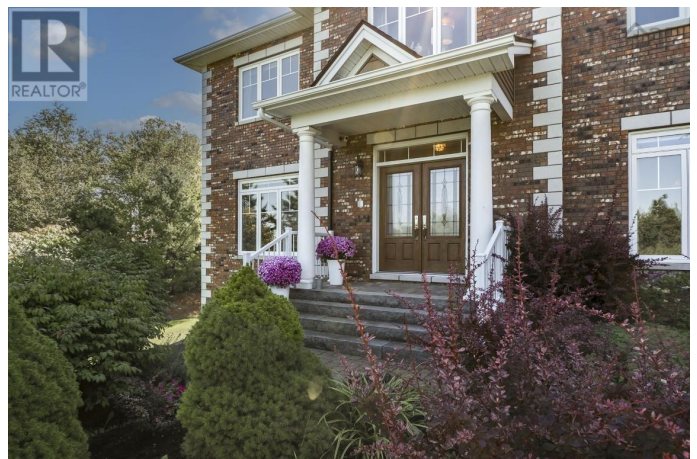
**\$1,800,000**

6 Bedroom, 4.00 Bathroom, 5,740 sqft

Single Family on 1.13 Acres

Bedford, Bedford, Nova Scotia

Welcome to your Dream Home! 35 Shaughnessy Place is an incredible hidden gem in one of the best neighbourhoods in all of Nova Scotia. This beauty is found on a rare 1.1 acre treed lot in the heart of the Ravines in Bedford, and the house is incredible. Immaculately designed, this former QEII Foundation Showhome is built to be your dream home. Inside we have touches of open concept living, while also having so many spaces for everyone in the family. Step through the front door and soak in the elegance of rich hardwood and gorgeous finishes. With front rooms on both sides you have great options for a comfortable living room on one side and a formal dining room space on the other. Walk through to your open-concept gourmet kitchen - plenty of granite counter space, loads of cabinets, beautiful large island with room for 5. Your kitchen opens into a bright family room, where your guests or family can relax by the propane fireplace while you prepare a delicious meal. Beyond this is yet another room - ideal for a home office or a den. The double-door epoxy-floored garage leads to a functional mudroom by the kitchen, an ideal spot to kick off the shoes and coats. Head upstairs and you've got plenty of space for the whole family - your primary bedroom features a walk-in closet and an excellent private ensuite bathroom. Along with three more good-sized bedrooms, laundry, and a well-designed full bathroom. Head down to the basement and



you've got an incredible lower level that your family will absolutely fall in love with. An awesome large rec room, with a sliding walkout door to the yard. Two more bright bedrooms, and even a private theatre room. The forest and pond out back is perfect for the kids to go exploring, and from this property you've got views of the Bedford Basin off in the distance - so you'll be able to watch amazing fireworks displays from the comfort of your own home. 35 Shaughnessy Place absolutely has it all - and it's time to make your dream a reality. (id:6289)

Built in 2013

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 202522669     |
| Price          | \$1,800,000   |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Half Baths     | 1             |
| Square Footage | 5,740         |
| Acres          | 1.13          |
| Year Built     | 2013          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 35 Shaughnessy Place |
| Subdivision | Bedford              |
| City        | Bedford              |
| Province    | Nova Scotia          |
| Postal Code | B4A0A2               |

**Amenities**

|              |                                      |
|--------------|--------------------------------------|
| Features     | Sloping, Level                       |
| Parking      | Attached Garage, Garage, Interlocked |
| # of Garages | 2                                    |

**Interior**

|              |                                     |
|--------------|-------------------------------------|
| Appliances   | Central Vacuum                      |
| Cooling      | Central air conditioning, Heat Pump |
| Fireplace    | Yes                                 |
| # of Stories | 2                                   |

## Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Brick, Stone, Vinyl |
| Exterior Features | Landscaped          |
| Foundation        | Poured Concrete     |

## Listing Details

Listing Office      Royal LePage Atlantic



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