



47 REBA CRESCENT



Thanks for viewing this property! Please take a flyer with you.

PROPERTY OVERVIEW

With its elegant design, high-end finishes, and peaceful outdoor setting, this home offers the perfect balance of comfort and sophistication for modern living. As you step inside the house, you are greeted by a grand entrance with high ceilings and abundant natural light. This space leads into an open-concept living area that is perfect for entertaining and relaxing. The gourmet kitchen is equipped with top-of-the-line appliances, custom cabinetry, quartz countertops, and a walk-in pantry. The adjacent dining area and living room are perfect for hosting elegant dinner parties. A convenient half bath, mud room off the attached garage, and office finish the main level. The second floor boasts a luxurious master suite with a spa-like bathroom featuring a soaking tub, separate shower, double vanities, and a walk-in closet. Two additional bedrooms, a laundry room, and a full bathroom complete this floor. The lower level is finished with another full bathroom, spacious rec room, 4th bedroom, and large storage space. The highlight of this property is the backyard oasis, which is a true haven for relaxation and entertainment. The resort-style heated inground saltwater pool and hot tub back onto a protected wooded area provide a sense of serenity and privacy. Before you cool off in the pool enjoy a game of beach volleyball on your very own custom court. A backyard space for everyone. The property is located in a highly desirable neighbourhood, close to schools, shopping, and dining.



UPDATES & FEATURES

- ✓ Constructed Just 3 Years Ago
- ✓ ICF Foundation
- ✓ Custom Kitchen w/ Quartz Countertops
- ✓ Perfect Walk-in Pantry
- ✓ Main Living Area w/ Built-In Speakers
- ✓ Finished Lower Level
- ✓ Ducted Heat Pump for Heating & Cooling
- ✓ Large Primary Suite w/ Spa-Like Ensuite
- ✓ Salt-Water 16x32 In-Ground Pool
- ✓ Spacious Custom-Built Mudroom Area
- ✓ Ducted Heat Pump System
- ✓ XL 3-Car Garage with Golf Simulator
- ✓ Engineered Hardwood & Tile Flooring
- ✓ Full-Size Beach Volleyball Court



NOTE FROM THE HOMEOWNERS

WHAT MAKES THIS HOME SPECIAL TO YOU?

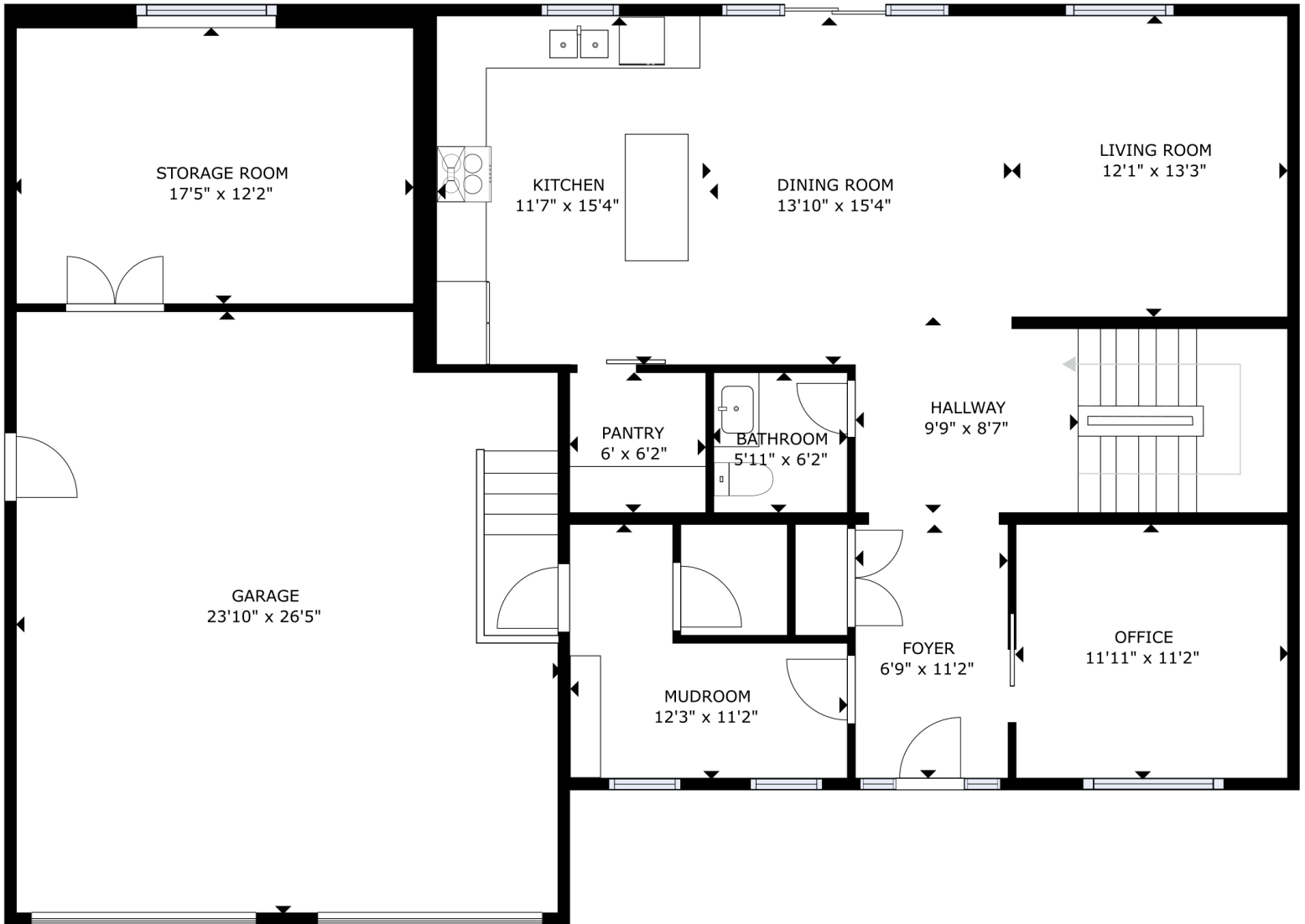
The family-oriented neighbourhood is perfect for children with lots of kids around. One of the unique features of this property is the protected land at the rear, ensuring that the home will never have rear neighbours. The garage is a true gem of the property, offering ample space and a golf sim. We have also appreciated the extra parking space beside the house, perfect for trailers or additional vehicles. The backyard is simply stunning and has provided us with countless hours of enjoyment and relaxation. Inside the home, we have received many compliments on the mudroom, which features plenty of custom storage and ample space. The kitchen and dining area are equally impressive and offer a beautiful space for meals and gatherings. Finally, the primary bedroom washroom is truly awesome, adding to the luxurious feel of the home.

Property Taxes for 2023: \$5,756.57

NB Power Equalized Billing: \$350/month (inc. pool & hot tub)



Main Level



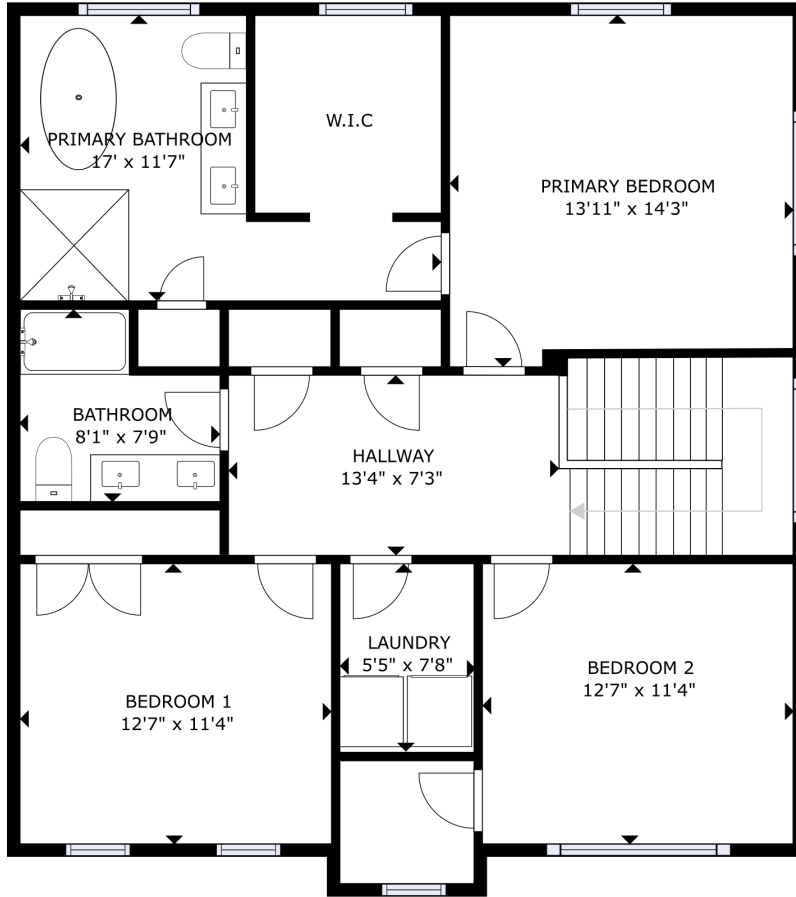
GROSS INTERNAL AREA
FLOOR 1: 1066 sq ft, FLOOR 2: 1379 sq ft, FLOOR 3: 1056 sq ft
TOTAL: 3501 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



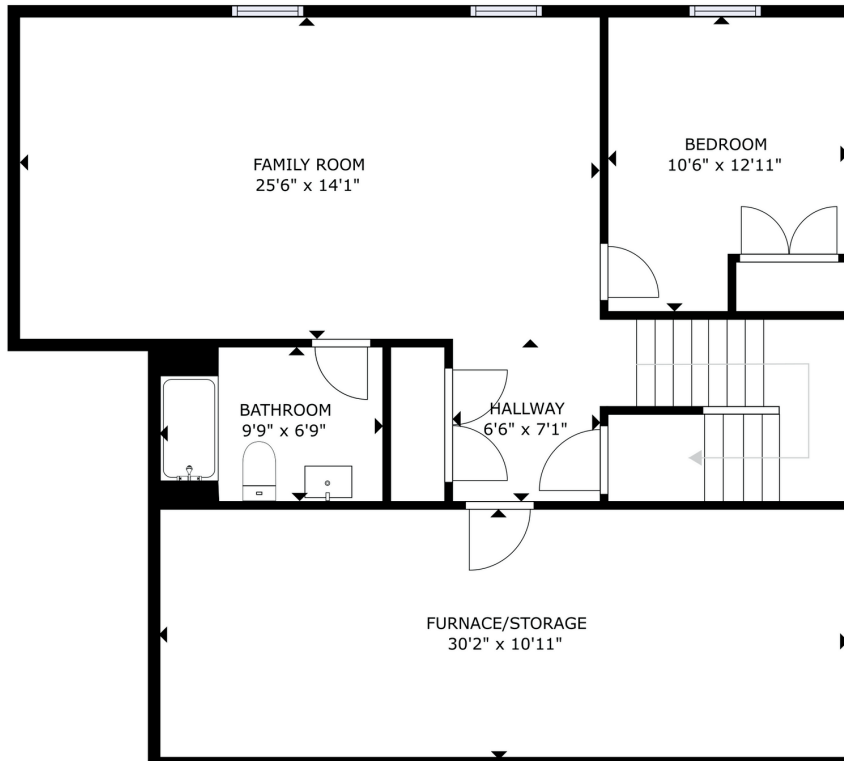
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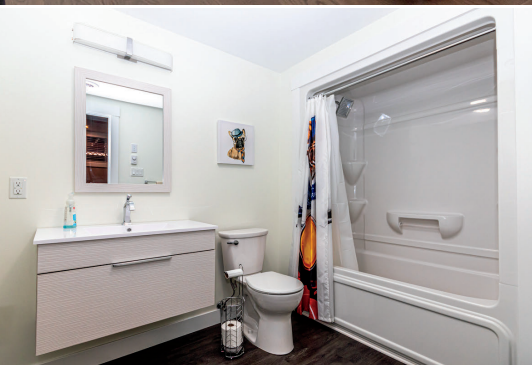


Second Level



Lower Level







THE Right Choice REALTY



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This is not intended to solicit those who are currently working with another real estate company – we cooperate fully with other agents

Listed with Dave Watt of The Right Choice Realty
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