



# 3 GLOUCESTER CRESCENT

MLS® #: NB098956



# WELCOME

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## T O Y O U R N E W H O M E

This distinctive two-storey home displays timeless architectural design and meticulous attention to detail. Step inside and immerse yourself in a symphony of design elements that seamlessly blend one room to the next. Entertain in the grand living room highlighted with soaring ceilings and an abundance of natural light, creating an airy atmosphere that inspires both creativity and serenity.

Next, you will find the formal dining room that connects to the U-shaped kitchen and second eat-in dining space. A second living room offers even more space to unwind and leads you into a sunroom with a wall of windows that connects to the back deck. An office, laundry room, and full bathroom finish this floor.

The second floor houses a 2nd full bathroom and five bedrooms with the primary having its own ensuite and walk-in closet. The basement is finished with another full bathroom, a huge rec room, lots of extra storage space, and a walkout leading you into the attached garage.

Located in Skyline Acres, this property is situated next to Reading Park and is conveniently located close to all uptown amenities including the Regent Mall, Costco, the hospital, and more. Heating and cooling the home is a fully ducted electric heat pump that will keep you comfortable all year round.





## UNIQUE LAYOUT

Incredibly unique home with a layout you've never seen before. Make it your own and enjoy living in a space that you can truly call your own.



## ROOM FOR ALL

Five bedrooms on the second level with four full bathrooms and over 4300 square feet of living space: This home has room for everyone.

## THREE LEVEL LIVING

Additional living space on the lower level is perfect for a large family with lots of storage and a selection of finished rooms to meet your specific needs; including full bathroom!



## PERFECT LOCATION

Located on a quiet street in the sought-after neighbourhood of Skyline Acres, this home backs onto Reading Street Park and is close to the DECH, Costco Universities, and shopping.

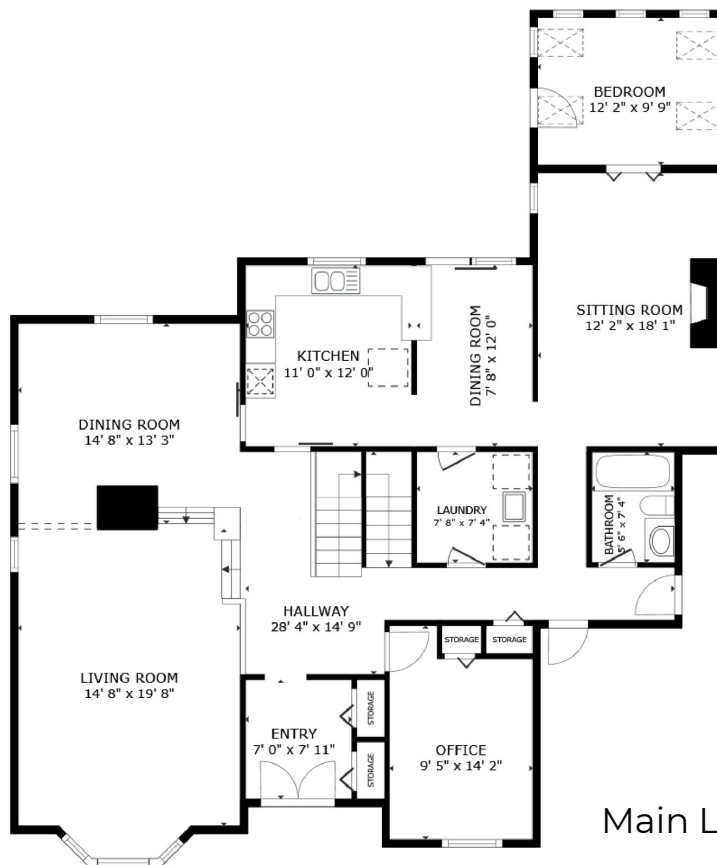




Scan the QR code to view the 3D tour of this home.

GROSS INTERNAL AREA  
 FLOOR 1 1,447 sq.ft. FLOOR 2 1,666 sq.ft. FLOOR 3 1,227 sq.ft.  
 EXCLUDED AREAS : GARAGE 483 sq.ft.  
 TOTAL : 4,341 sq.ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

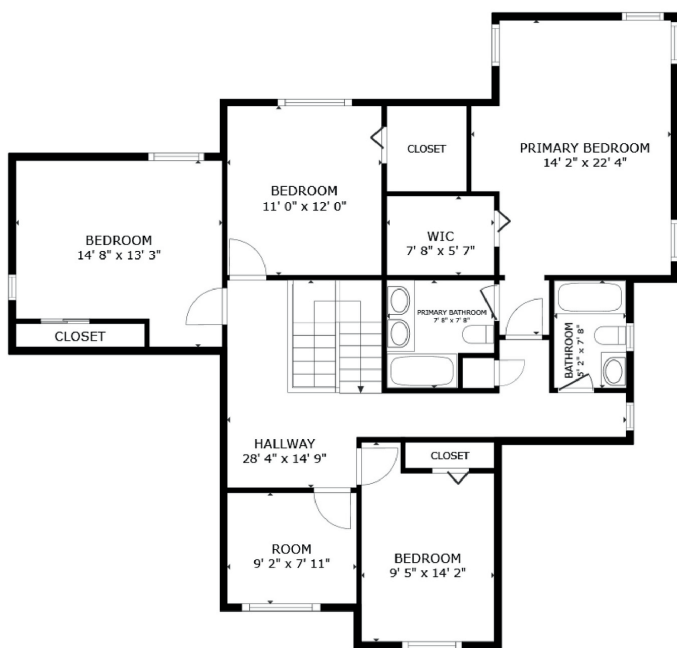


Main Level

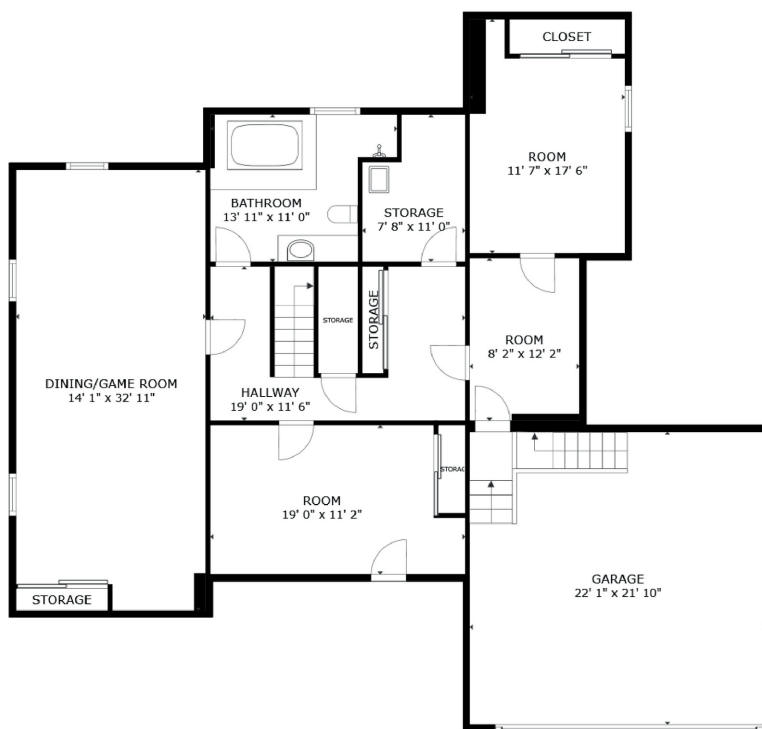




Second Level



Lower Level





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