

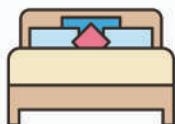
# 17 HANNAH CRESCENT

KILLARNEY ROAD NB

A private executive bungalow with a resort-style backyard, walkout basement, and newly installed in-ground pool, located in a quiet, family-friendly neighbourhood.







3 / 1  
Bedrooms



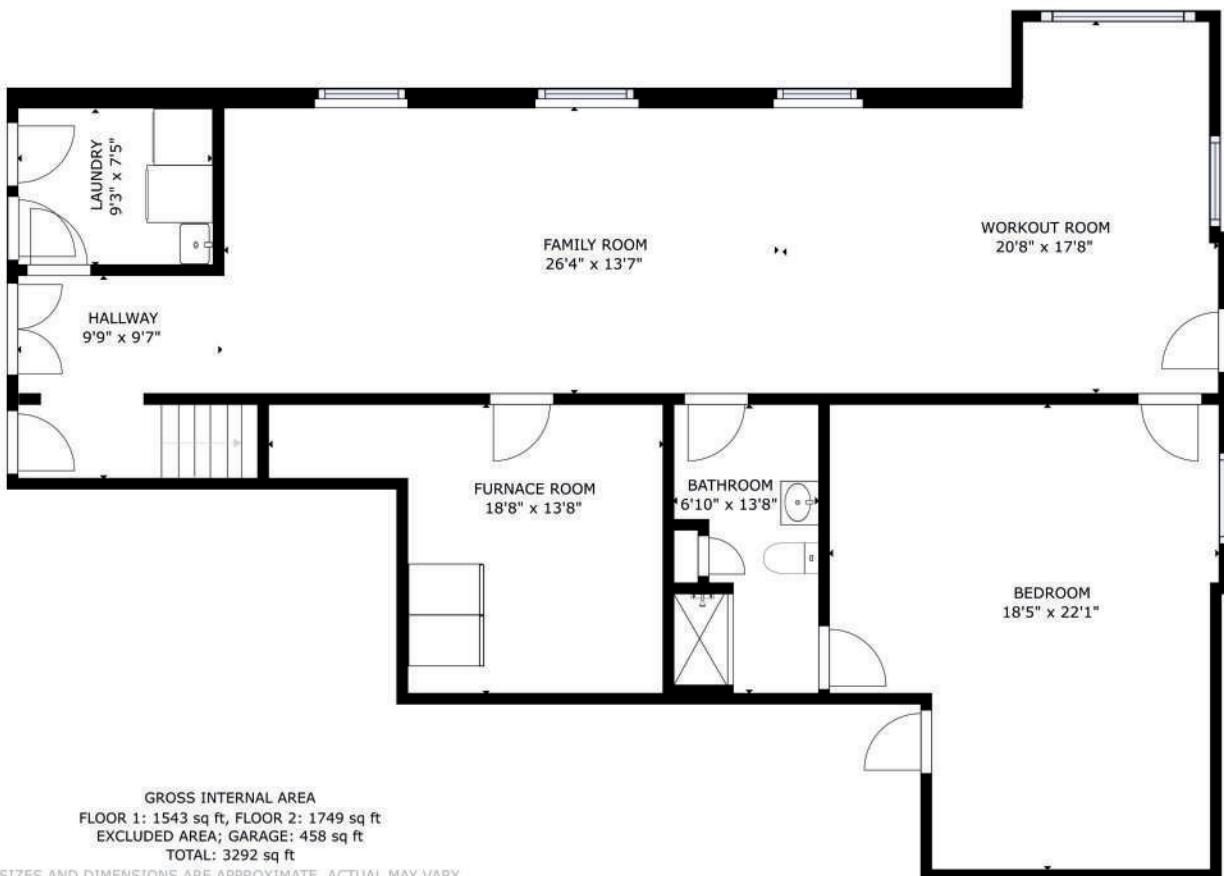
3 / 0  
Bathrooms



3292  
Square Feet

Set on a beautifully landscaped, tree-lined lot, this home delivers an exceptional combination of space, comfort, and outdoor living. Inside, the thoughtfully designed layout offers four bedrooms, three full bathrooms, bright open living spaces, and a fully finished walkout basement ideal for families or multi-generational living. Outside, the backyard is a true showstopper featuring a brand-new 18' x 36' in-ground pool.





GROSS INTERNAL AREA  
 FLOOR 1: 1543 sq ft, FLOOR 2: 1749 sq ft  
 EXCLUDED AREA; GARAGE: 458 sq ft  
 TOTAL: 3292 sq ft

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# FEATURES & UPDATES

A CLOSER LOOK AT WHAT MAKES THIS HOME SPECIAL AND THE WORK THAT HAS BEEN DONE

- 18' x 36' in-ground pool with concrete deck (2024)
- Landscaping and stone walkway from walkout entrance
- Separate fenced dog/pet run
- Entire interior professionally painted
- Basement flooring upgraded
- New queen Murphy bed in guest bedroom
- Upgraded laundry/utility sink
- Updated light fixtures in primary bedroom and ensuite
- 20-amp plug for large appliances and hot tub connection
- Generator hookup installed in detached shed

## UTILITIES & SERVICES

- Power: Average 2024 – \$452 | Average 2025 – \$614 (heated pool & hot tub usage)
- Internet: Bell Fibre Optic High Speed
- Garbage & Recycling: Collected Tuesdays
- Mail: Community mailbox at Celine & Hannah (packages delivered to door)
- Septic: located west side of home; last pumped May 2025





## MAIN LEVEL

### UPGRADED BUNGALOW WITH HIGH-END FEATURES

The main floor offers a welcoming and functional layout designed for both everyday living and entertaining. The living room is highlighted by 9' tray ceilings, a custom built-in entertainment centre, and an electric fireplace, while oversized patio doors open to a composite deck overlooking the backyard oasis. The kitchen features granite countertops, a peninsula island, birch cabinetry with under-cabinet lighting, stainless steel appliances, and flows seamlessly into a bright dining area. The private primary suite includes a spacious ensuite with quartz countertops, a soaker tub, and two walk-in closets, while two additional bedrooms and a full bath are thoughtfully positioned on the opposite side of the home.





## LOWER LEVEL

### SPACE TO GATHER AND RELAX

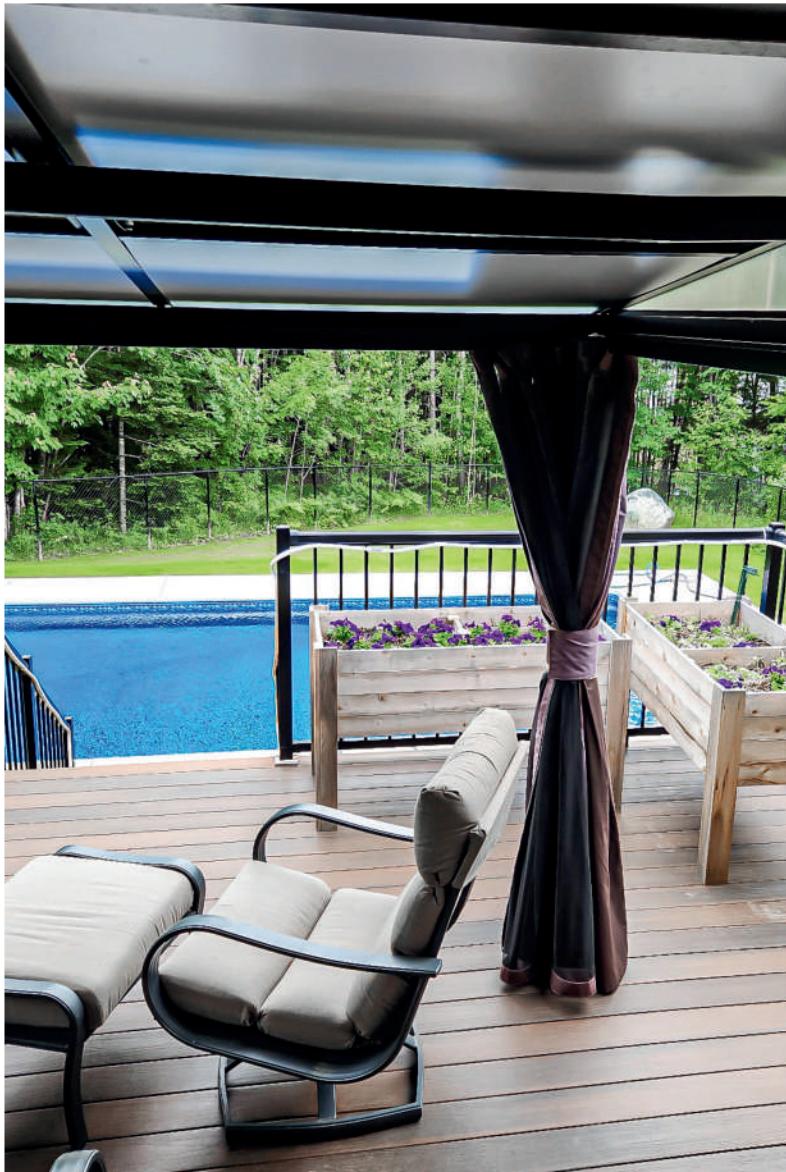
The fully finished walkout basement adds excellent flexibility to the home's layout. A large family room provides space for relaxing, entertaining, or hosting guests, while the oversized fourth bedroom and full bathroom make this level ideal for teenagers or extended family. Direct access to the backyard enhances the functionality of this level and connects seamlessly to the outdoor living spaces.



## EXTERIOR & LOT

### A PRIVATE RESORT

The exterior of the home is just as impressive as the interior. The private, fenced backyard features a newly installed 18' x 36' in-ground pool with a concrete deck, a separate fenced dog run, and landscaped stone walkways leading from the walkout entrance. A paved driveway with ample parking, covered front veranda, underground electrical, and a detached shed with generator hookup complete this well-planned outdoor space.



# WHY WE LOVE THIS PLACE

## A NOTE FROM THE HOMEOWNERS

“Beautiful executive bungalow in quiet family friendly neighborhood within minutes of downtown. Large private lot with newly installed 18 x 36ft inground pool (2024) is a backyard oasis. Fenced in area for pets separate from gated pool area. Walk-out basement to backyard allows for ease of access. The completely finished basement complete large rec room area, huge bedroom and full bathroom is great for multi-generational family or teenage children. Generator hook-up in concrete floor shed and large driveway is excellent for the storage of your families toys.”



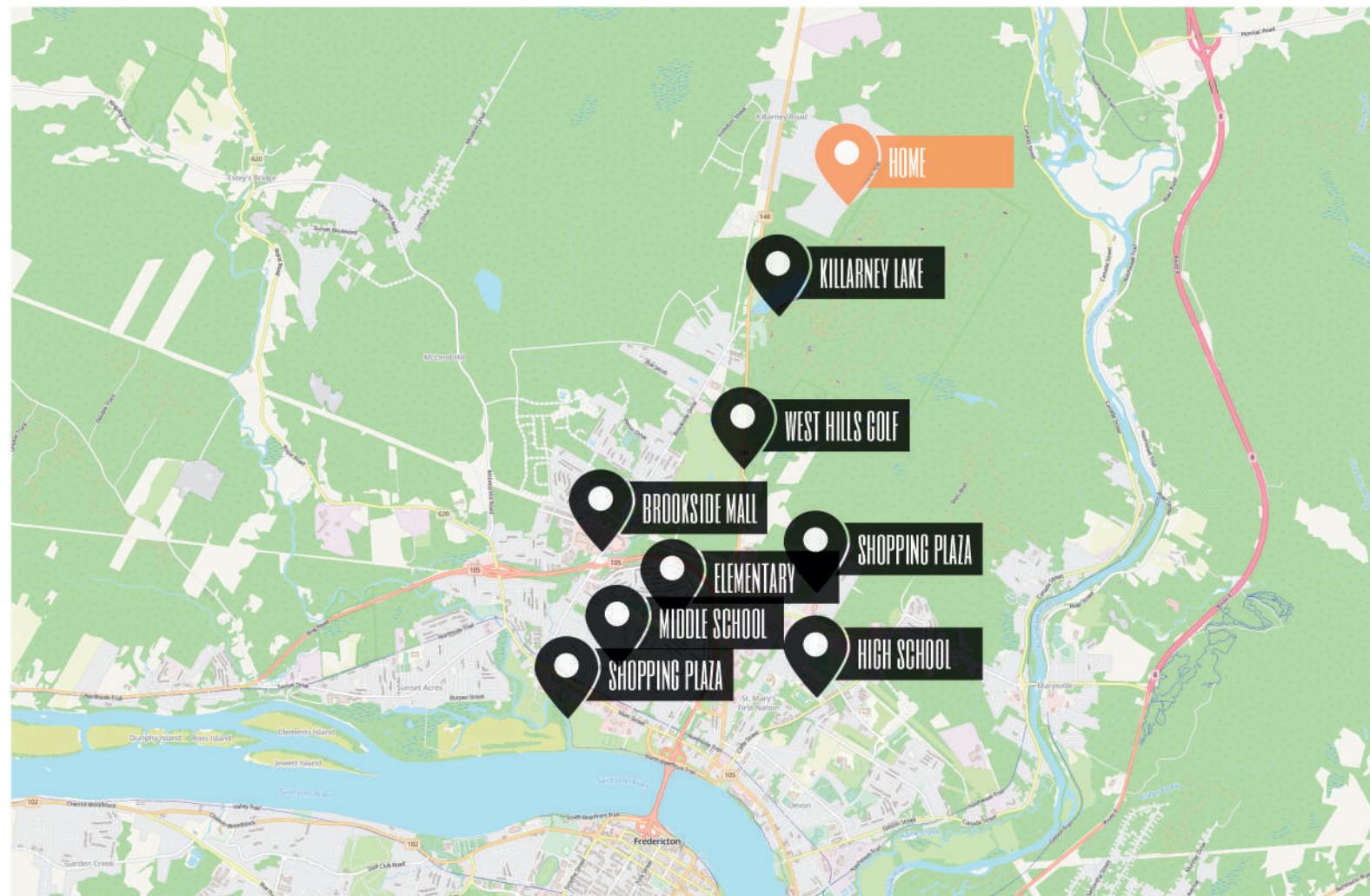
**GRADES K - 5**  
Park Street Elementary School



**GRADES 6 - 8**  
Nashwaaksis Middle School



**GRADES 9 - 12**  
Leo Hayes High School



## NEIGHBOURHOOD & SCHOOLS

### A GREAT COMMUNITY FOR ALL

Tucked away in a private setting, this home offers direct access to outdoor activities like four-wheeling and snowshoeing while being just minutes from schools, grocery stores, and walking/bike trails. It's the perfect spot for those who love both nature and convenience.





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