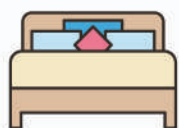


17 HANNAH CRESCENT

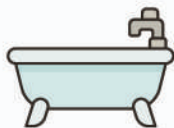
KILLARNEY ROAD NB

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



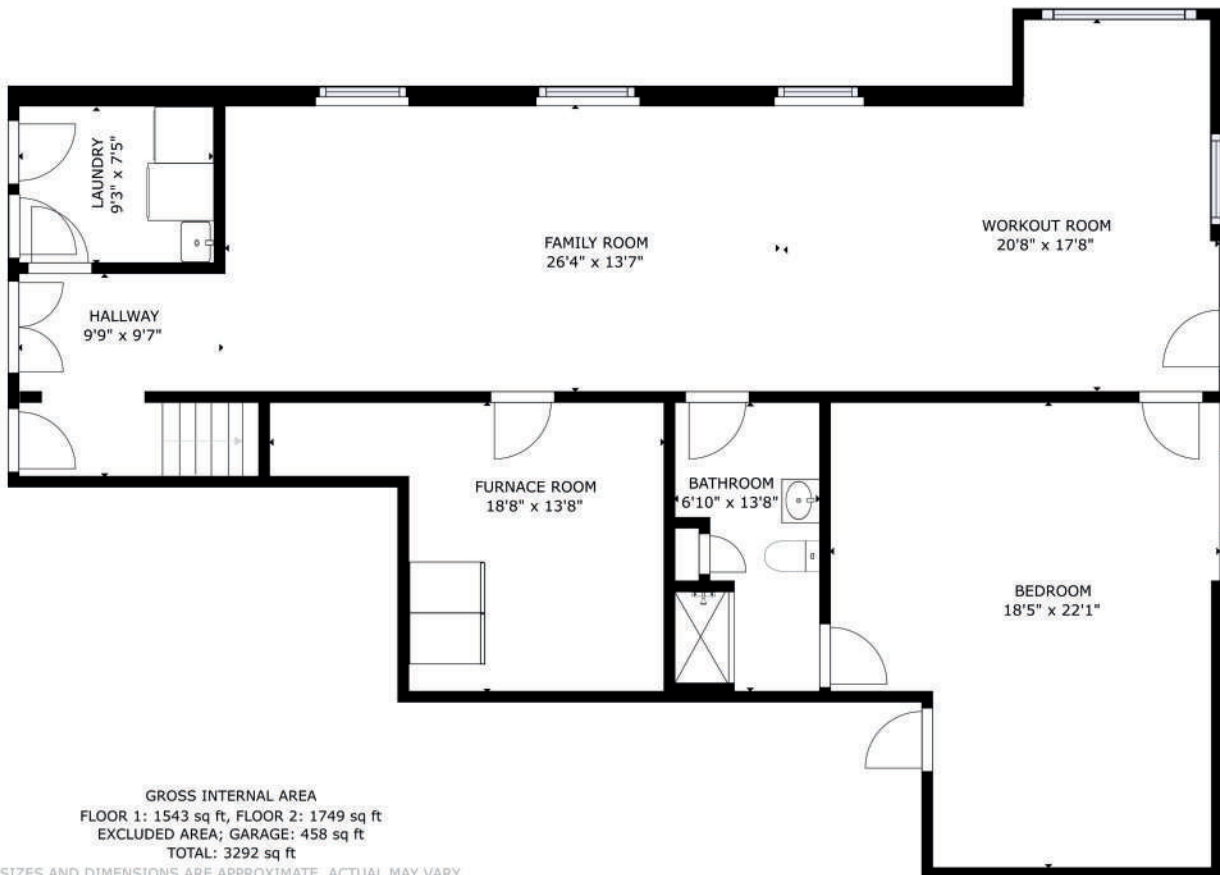
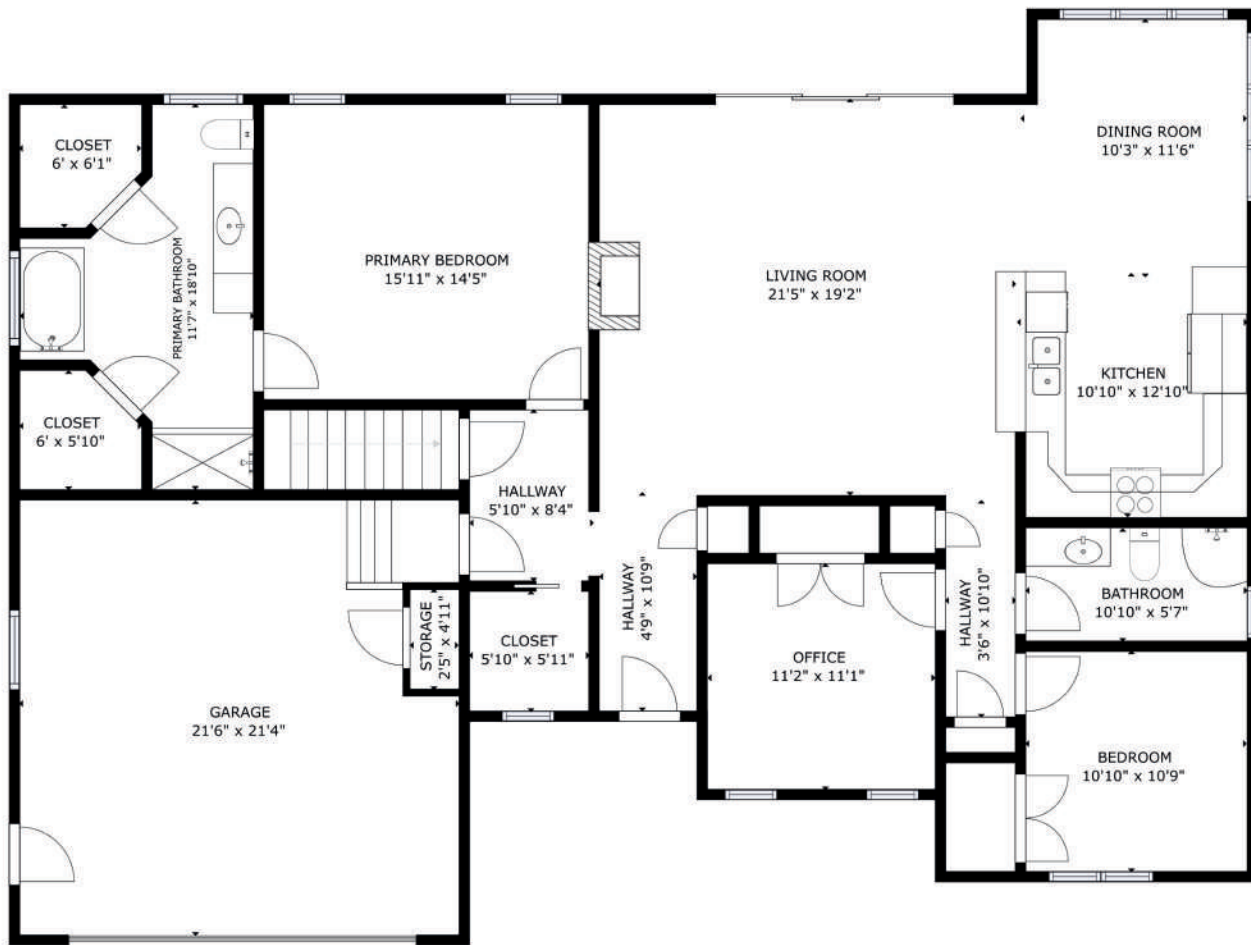
3 / 0
Bathrooms



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.







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 Op 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.



An aerial photograph of a suburban neighborhood. In the upper left, a bright blue swimming pool is visible, surrounded by a light-colored deck and some landscaping. Several houses with varying roof colors (brown, grey, blue) are scattered throughout the scene. The area is filled with trees, many of which are bare, suggesting a late autumn or winter setting. The overall tone is soft and slightly blurred, giving it a dreamy or aspirational feel.

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.”



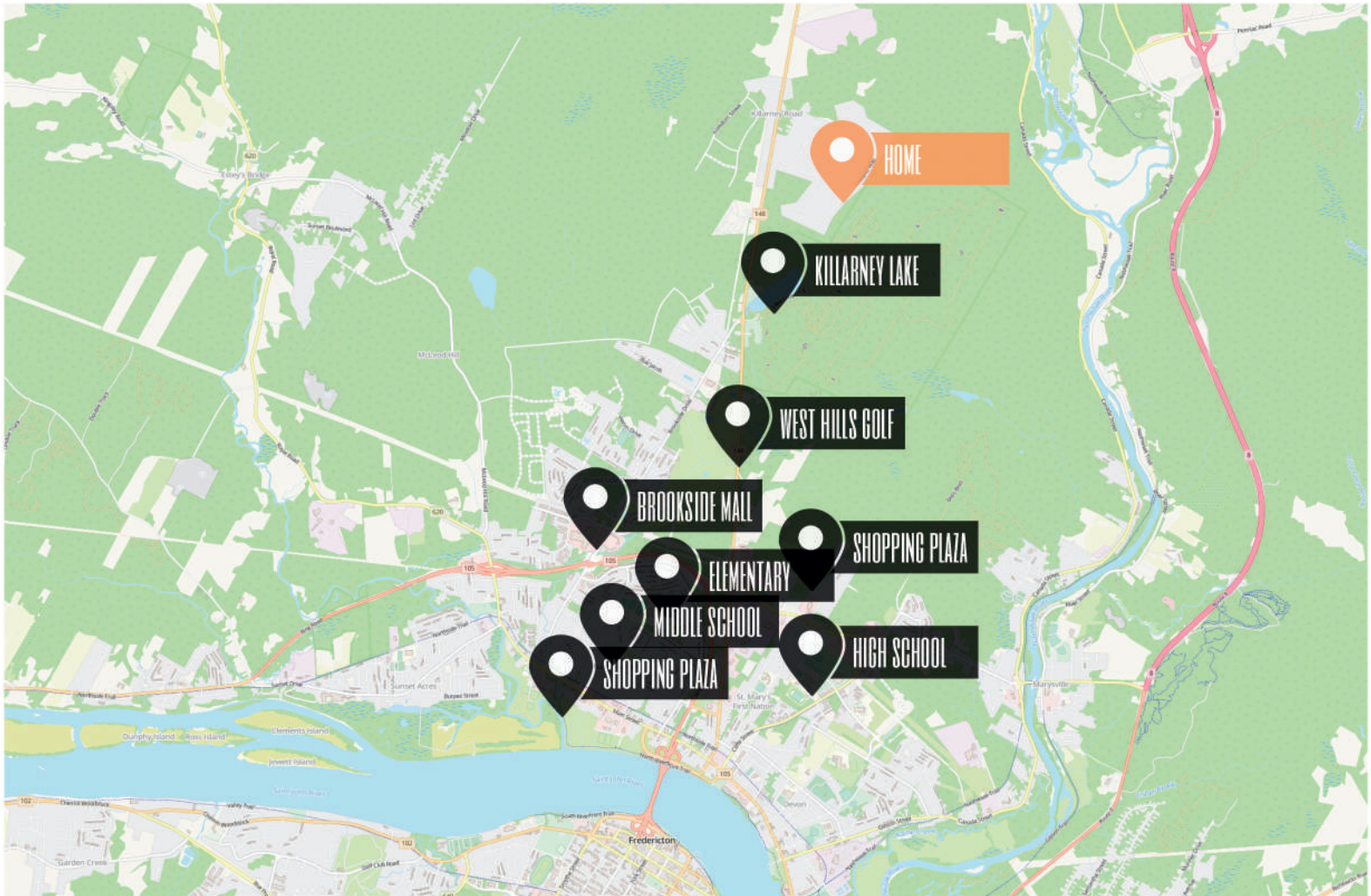
GRADES K - 5
Park Street Elementary School



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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