

# \$974,900 - 72 Hunter Way, Brantford

MLS® #40778226

## \$974,900

3 Bedroom, 4.00 Bathroom, 4,737 sqft  
Single Family on 0.14 Acres

2073 - Empire, Brantford, Ontario

Welcome to this beautiful and spacious 3-bedroom + den, 3.5-bathroom bungalow located in the highly sought-after West Brant community. As you step inside, you'll be greeted by a large, inviting foyer that opens into a bright and airy living room – the perfect place to welcome family and guests. The main level features a stunning open-concept layout includes a butler's pantry, a modern kitchen with plenty of cabinetry, a spacious dining area, and a family room with soaring high ceilings that create an impressive sense of space and comfort. From here, walk out to the fully fenced backyard, ideal for relaxing or entertaining. The primary bedroom with a walk-in closet and a 5-piece ensuite bathroom, a second bedroom, a 4-piece bathroom, and a convenient main floor laundry room complete this level. Upstairs, the loft area offers a private retreat with one bedroom, a large living room, a kitchen, and a 4-piece bathroom – perfect for an in-law suite or guests. The finished basement provides even more living space, featuring a cozy TV area with a fireplace for movie nights, a recreation area, a gym space, a 2-piece powder room, a large den, and ample storage. Additional features include a 2-car garage and a prime location in a family-friendly neighbourhood, close to excellent schools, shopping, scenic trails, and many other amenities. This exceptional home combines comfort, style, and functionality – a perfect place to call home in one of Brantford's



most desirable areas. (id:6289)

Built in 2006

**Essential Information**

Listing #	40778226
Price	\$974,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	4,737
Acres	0.14
Year Built	2006
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	72 Hunter Way
Subdivision	2073 - Empire
City	Brantford
Province	Ontario
Postal Code	N3T0A2

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Paved driveway, In-Law Suite
Parking Spaces	4
Parking	Attached Garage
# of Garages	1

**Interior**

Appliances	Dishwasher, Dryer, Refrigerator, Stove, Washer
Heating	Natural gas
Cooling	Central air conditioning
# of Stories	1
Has Basement	Yes

**Exterior**

Exterior	Brick, Vinyl siding
Foundation	Poured Concrete

## Listing Details

Listing Office      Century 21 Grand Realty Inc.



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Listing information last updated on October 15th, 2025 at 3:16am PDT