

\$679,702 - 222 Sharma Lane, Saskatoon

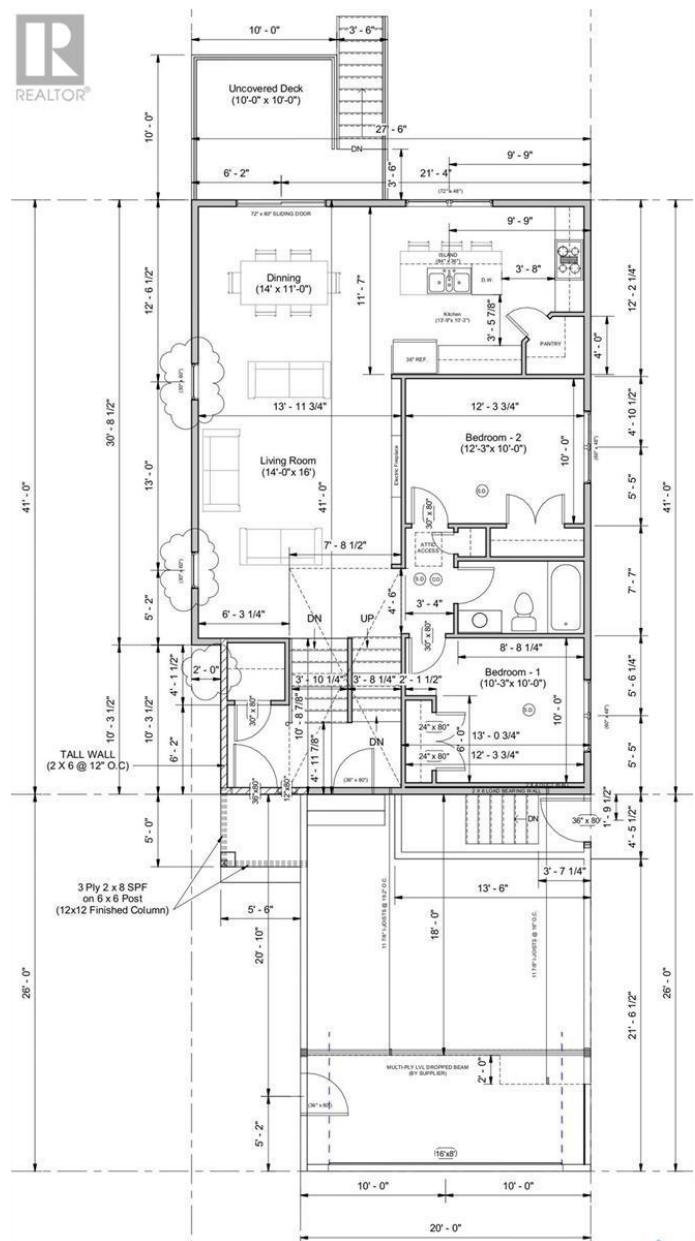
MLS® #SK006371

\$679,702

5 Bedroom, 4.00 Bathroom, 1,500 sqft
Single Family on 0.10 Acres

Aspen Ridge, Saskatoon, Saskatchewan

Discover this stunning modified bi-level home located in the neighbourhood of Aspen Ridge. Surrounded by convenient amenities such as grocery stores, fitness centres, restaurants, and more, this location offers comfort and accessibility. As you enter, you're welcomed by a spacious foyer that leads up to the main living area and down to the basement. The main floor features a functional open-concept layout, with the living and dining areas seamlessly connected. The living room is highlighted by a beautiful feature wall and an electric fireplace. The kitchen is set slightly apart, open to the dining area yet tucked away from the front entrance for added privacy. This floor also includes two well-sized bedrooms and a full 4-piece bathroom. The private primary suite upstairs offers a spacious walk-in closet and a luxurious 5-piece ensuite with dual sinks, a soaker tub, and a separate tiled shower. The owner's portion of the basement includes a large recreational space and an additional 4-piece bathroom—ideal for relaxing, entertaining, or customizing to your needs. A legal two-bedroom basement suite features its kitchen, dining, living area, and a full bathroom—perfect for rental income or extended family. This home also comes with a double attached garage. Appliances are not included; however, the builder is offering a \$6,000 appliance credit—\$4,000 for the main floor and \$2,000 for the basement suite. All rebates, except the SSI rebate (which goes to the buyer), will be retained by the builder. Act



early to take full advantage of customization options! The sooner a deal is finalized, the more choices buyers will have in selecting paint colours, flooring, cabinetry styles and finishes, quartz countertop colours, and much more, allowing you to personalize the home to your taste before completion. Please note: The images provided are for illustrative purposes only and reflect the builder’s quality of work. Actual finishes and layout may vary slightly. (id:6289)

Built in 2025

Essential Information

Listing #	SK006371
Price	\$679,702
Bedrooms	5
Bathrooms	4.00
Square Footage	1,500
Acres	0.10
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	222 Sharma Lane
Subdivision	Aspen Ridge
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W1K7

Amenities

Features	Irregular lot size, Double width or more driveway, Sump Pump
Parking	Attached Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Garage door opener remote(s)
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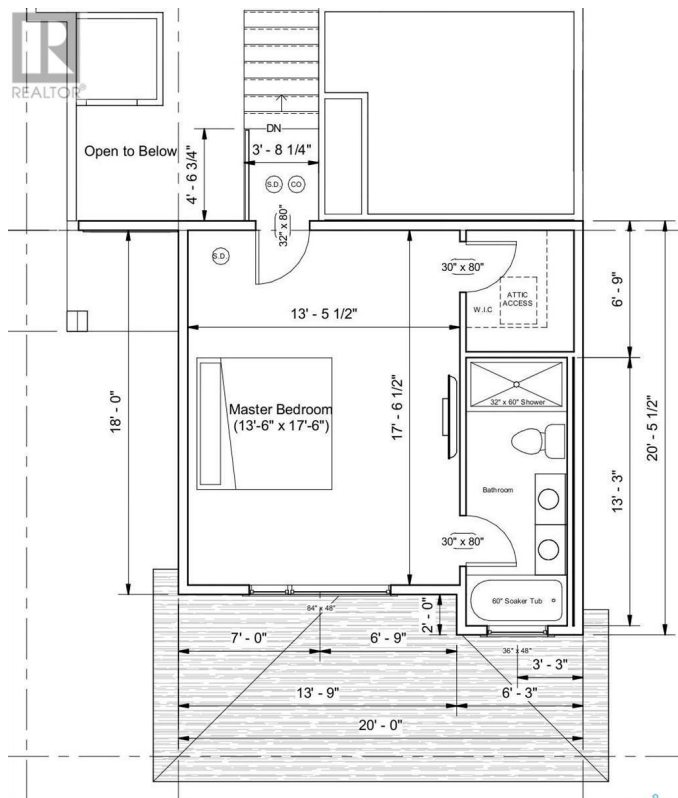
Heating	Natural gas Forced air
Fireplace	Yes
Fireplaces	Electric
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	Realty ONE Group Dynamic
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Listing information last updated on October 27th, 2025 at 8:01am PDT