

# \$1,290,000 - 739 Beechdale Way, Saskatoon

MLS® #SK009532

**\$1,290,000**

4 Bedroom, 4.00 Bathroom, 2,864 sqft

Single Family on 0.15 Acres

Briarwood, Saskatoon, Saskatchewan

Welcome to 739 Beechdale Way—an exquisite luxury residence in the prestigious Briarwood neighbourhood, backing directly onto the serene Donna Birkmaier Park with unobstructed views of open grasslands. This stunning two-storey home offers 2,864 sq. ft. above grade, featuring 4 spacious bedrooms, 4 bathrooms, a main floor den, and a fully developed walk-out basement. From the moment you enter the grand two-storey foyer, you™re welcomed by an elegant central staircase with lighted steps and a formal sitting area that flows seamlessly into a bright, open-concept kitchen, dining, and living space. Floor-to-ceiling windows along the rear of the home capture spectacular natural light and breathtaking park views. The gourmet kitchen boasts granite countertops, an island, induction cooktop, solid wood cabinetry, tile backsplash, and high-end appliances. A main floor den/bonus room, boot room, laundry, and powder room provide exceptional convenience. Upstairs offers three oversized bedrooms, including a luxurious primary suite with surreal park views, a 5-piece ensuite, walk-in dressing area, and a spacious loft. The walk-out basement is perfect for entertaining with in-floor heated tile, a second gas fireplace, wet bar, expansive family/games area, and an additional bedroom/flex space with 4-piece bath. Additional features include 10™ ceilings on the main, central air, central vac, fresh paint (interior & exterior), custom blinds, two-zone HVAC, on-demand



hot water, in-floor heating in basement, underground sprinklers with three zones, an upper deck, and a covered patio with wrought iron fencing. A truly rare find offering luxury, space, and an unbeatable location. (id:6289)

Built in 2008

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | SK009532      |
| Price          | \$1,290,000   |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Square Footage | 2,864         |
| Acres          | 0.15          |
| Year Built     | 2008          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | 2 Level       |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 739 Beechdale Way |
| Subdivision | Briarwood         |
| City        | Saskatoon         |
| Province    | Saskatchewan      |
| Postal Code | S7V0A5            |

**Amenities**

|              |                                   |
|--------------|-----------------------------------|
| Features     | Treed, Sump Pump                  |
| Parking      | Attached Garage, Parking Space(s) |
| # of Garages | 1                                 |

**Interior**

|            |                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------|
| Appliances | Washer, Refrigerator, Dishwasher, Dryer, Microwave, Window Coverings, Garage door opener remote(s), Hood Fan, Stove |
| Heating    | Natural gas Forced air, In Floor Heating                                                                            |
| Cooling    | Central air conditioning                                                                                            |
| Fireplace  | Yes                                                                                                                 |
| Fireplaces | Gas                                                                                                                 |

|              |          |
|--------------|----------|
| # of Stories | 2        |
| Has Basement | Yes      |
| Basement     | Walk out |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Lawn, Underground sprinkler |
|-------------------|-----------------------------|

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Varsity |
|----------------|----------------------|



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