

\$1,169,000 - 331 Atton Crescent, Saskatoon

MLS® #SK018372

\$1,169,000

5 Bedroom, 4.00 Bathroom, 2,627 sqft

Single Family on 0.23 Acres

Evergreen, Saskatoon, Saskatchewan

Tucked away on one of Evergreen's most desirable crescents, this exceptional two-storey home blends luxury, function, and timeless elegance on a massive pie-shaped lot backing the walking trails lined with mature Scots pine trees. From the striking curb appeal to the timeless finishes and extensive list of custom upgrades, every detail has been thoughtfully designed. Inside, a grand foyer leads into a living room with soaring ceilings and expansive windows that fill the space with natural light. At the heart of the home, the gourmet kitchen showcases Redl custom cabinetry, built-in Miele dual ovens with induction cooktop, quartz countertops, tile backsplash, and a large island with additional seating, seamlessly connected to the dining area overlooking the private backyard. The main floor also offers a dedicated office, a 2-piece bath, and a mudroom with direct access to the oversized heated staggered bay garage (28' x 22'/26') with 220v plug and hot/cold water taps. Upstairs, four spacious bedrooms await, including a luxurious primary suite with a custom walk-in closet and a spa-inspired ensuite featuring a jetted tub and steam shower—the perfect retreat after a long day. A full bathroom and convenient second-floor laundry complete this level. The fully developed basement adds versatility with a large family room and games area, a fifth bedroom, 4-piece bath, storage, mechanical room, and a future wet bar nook. Notable extras include central AC, HRV, HEPA



air filter, "hide-a-hose" central vac, Control4 audio with built-in speakers throughout, and more. Outside, the expansive backyard offers endless potential for entertaining, a future pool, or simply enjoying the serenity of your private outdoor escape. Ideally situated near the Forestry Farm and zoo, an array of amenities, school bus pick up, elementary and high schools, this rare property offers the perfect balance of comfort and lifestyle in one of Saskatoon's most coveted neighbourhoods. (id:6289)

Built in 2013

Essential Information

Listing #	SK018372
Price	\$1,169,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,627
Acres	0.23
Year Built	2013
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	331 Atton Crescent
Subdivision	Evergreen
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W0K8

Amenities

Features	Treed, Irregular lot size, Sump Pump
Parking	Attached Garage, Heated Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Garburator, Oven - Built-In, Humidifier, Window Coverings, Garage door opener remote(s), Hood Fan, Play structure, Storage Shed
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Gas
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office Coldwell Banker Signature



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