

\$1,164,900 - 559 Atton Lane, Saskatoon

MLS® #SK018916

\$1,164,900

4 Bedroom, 4.00 Bathroom, 2,495 sqft

Single Family on 0.14 Acres

Evergreen, Saskatoon, Saskatchewan

Welcome to a truly custom Evergreen masterpiece, backing green space in one of the neighbourhood's most desirable crescents. Highlights include a \$30,000 designer lighting package featuring a 48" crystal statement fixture, an excessive window package that allows for substantial natural light, heated floors throughout all tile areas in addition to in-floor heat in the basement and triple car garage. Central air and central vac, solid core doors, and an architectural showpiece: two levels of see-through fireplaces wrapped in marble, dividing dining and living with style. The 3-car heated garage offers epoxy floors and upgraded garage doors, while the home itself is protected by a \$50k Basement Systems waterproofing upgrade with triple sump pumps and backup. Outdoor living is maximized with a composite deck, partially covered with glass railing, stamped concrete patio, hot tub electrical rough-in, gas BBQ hookup, and an upper balcony overlooking the treed green space and walking paths. Inside, enjoy soaring 18-foot ceilings, a gourmet kitchen with extensive cabinetry and waterfall quartz tops, beautiful open stairs with designer glass railing, and dual laundry rooms for convenience. With four bedrooms and four bathrooms, the layout is both functional and luxurious. The primary suite is a retreat with a private balcony, spa ensuite with an air-jet tub, five-sprayer tiled shower, built-in vanity, and custom walk-in closet. Upstairs, two bedrooms



share a Jack-and-Jill bath with a heated towel bar, plus a sitting area with a fireplace. The basement offers a tiled 80,000 BTU fireplace, wet bar, versatile gym space that doubles as a potential wine room with Vanee system and sprinklers installed, and theatre room rough-ins in both the basement bedroom and family room. This property goes far beyond any spec build, with a real brick exterior, premium finishes, and thoughtful upgrades throughout. (id:6289)

Built in 2014

Essential Information

Listing #	SK018916
Price	\$1,164,900
Bedrooms	4
Bathrooms	4.00
Square Footage	2,495
Acres	0.14
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	559 Atton Lane
Subdivision	Evergreen
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W0K6

Amenities

Features	Treed, Rectangular, Balcony, Sump Pump
Parking	Attached Garage, Heated Garage, Parking Space(s)
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Microwave, Alarm System,
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Garburator, Oven - Built-In, Humidifier, Window Coverings, Garage door opener remote(s), Hood Fan, Storage Shed, Stove

Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
Fireplaces	Electric,Gas
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features Lawn, Underground sprinkler

Listing Details

Listing Office Coldwell Banker Signature



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