

\$1,285,000 - 428 Woolf Bend, Saskatoon

MLS® #SK019250

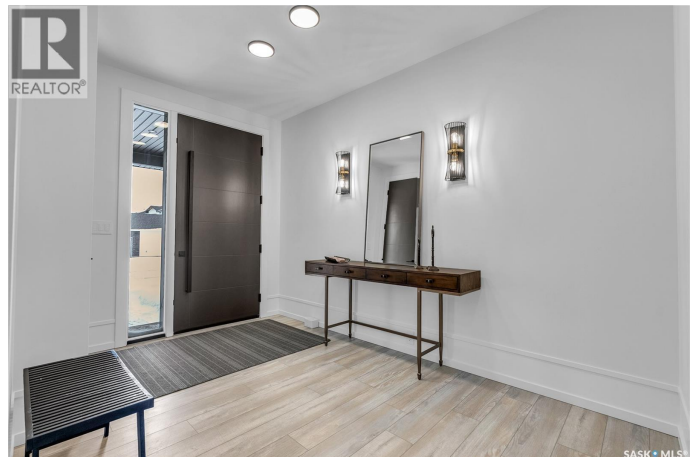
\$1,285,000

4 Bedroom, 3.00 Bathroom, 2,390 sqft

Single Family on 0.12 Acres

Aspen Ridge, Saskatoon, Saskatchewan

Homes by Norwood located at 428 Woolf Bend in Saskatoon's Aspen Ridge, featuring luxury finishes and expert craftsmanship. The spacious foyer welcomes you, stained wood railings and glass staircase inserts lead to 2nd floor. Engineered Vinyl Plank flooring throughout home. The main floor boasts 8" interior doors, 9" ceilings with LED-lit tray designs, a great room with a brick feature wall, large south-facing windows, and a dining area with sliding doors to a 12'x12' covered deck. The gourmet kitchen includes modern cabinetry, a 6-burner gas convection range, warming tray, range hood, LED strip lighting, tile backsplash, quartz countertops, and a peninsula bar, with an adjoining butler's pantry offering a fridge/freezer, dishwasher, microwave, prep sink, spice rack, and ample storage. The primary bedroom features a custom feature wall and insulated walls for sound comfort, while the ensuite offers dual vanities, a custom walk-in shower, abundant storage, a stacking washer/dryer, and a private commode. Additional main-floor spaces include a 2-piece powder room and mudroom with extensive storage. The second floor has three large bedrooms with interior insulated walls, a second laundry room with a sink, and a split main bathroom with dual vanities, a soaker tub/shower with tile, and separate lavatory. The basement's exterior walls are framed, insulated, and wired, with interior walls framed and wired as well. Mechanical features include a high-efficiency furnace with



zoned heating and thermostats on each floor, a power vent hot water heater with a circulating pump, an HRV system, central air, and 200-amp electrical service. The 27'™W x 26'™D double attached garage is insulated, wired, drywalled, has LED lighting, and is nearly 14'™ high for future car lifts. The exterior features Hardie board siding, composite finishes, and a maintenance-free covered deck with a privacy wall and natural gas outlet. Enjoy breathtaking south views of Kernen Prairie"schedule a viewing today (id:6289)

Built in 2025

Essential Information

Listing #	SK019250
Price	\$1,285,000
Bedrooms	4
Bathrooms	3.00
Square Footage	2,390
Acres	0.12
Year Built	2025
Type	Single Family
Sub-Type	Freehold
Style	2 Level

Community Information

Address	428 Woolf Bend
Subdivision	Aspen Ridge
City	Saskatoon
Province	Saskatchewan
Postal Code	S7W1E5

Amenities

Features	Treed, Irregular lot size, Sump Pump
Parking	Attached Garage, Parking Pad, 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
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Lawn
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Listing Details

Listing Office	Coldwell Banker Signature
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