

# \$1,309,000 - 85 Hanley Way, Edenwold Rm No.158

MLS® #SK020593

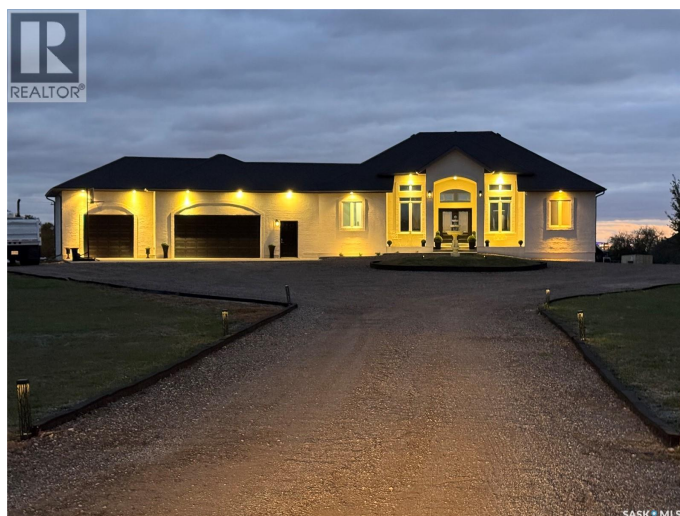
**\$1,309,000**

5 Bedroom, 4.00 Bathroom, 2,400 sqft

Single Family on 3.50 Acres

N/A, Edenwold Rm No.158, Saskatchewan

This peaceful 3.5 acre retreat features a sprawling walkout bungalow with close to 4,800 sq ft of living space designed for luxurious country living, yet still close to city amenities. Bright open-concept layout with high ceilings and lots of windows allowing for plenty of natural sunlight. The gourmet kitchen showcases elegant cream cabinetry, granite countertops and high-end stainless steel appliances, along with a convenient kitchen sweep, and walk-in pantry. A spa-inspired primary bedroom has cozy fireplace and direct access to the back deck, also features a relaxing jetted tub and a huge walk-in closet complete with custom built-in dressers. Second bedroom on main floor would also make a great home office. Main floor laundry room is thoughtfully designed with plumbing and electrical setup for a potential conversion into a nail or hair salon. Walkout basement is ideal for entertaining or multi-generational living, with room for theatre seating and hook up for potential bar or kitchenette. 3 bedrooms with large windows, 2 bathrooms, a workout room and furnace room complete the basement. No shortage of storage space in this home! Comfort is elevated with in-floor heating in all of the bathrooms. Garage floor and basement floor have separate boiler system, which would also work to heat potential swimming pool. Oversized triple-car garage provides ample storage and workspace with heated floor and 220 amp service. Large driveway for plenty of parking space and



eco-friendly driveway constructed from recycled highway asphalt. Step out onto the expansive deck, perfect for morning coffee or evening sunsets, surrounded by nature, this property offers tranquility, space, and sophistication! (id:6289)

Built in 2014

**Essential Information**

Listing #	SK020593
Price	\$1,309,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,400
Acres	3.50
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

**Community Information**

Address	85 Hanley Way
Subdivision	N/A
City	Edenwold Rm No.158
Province	Saskatchewan
Postal Code	S0G3Z0

**Amenities**

Features	Acreage
Parking	Attached Garage, Heated Garage, Parking Space(s)
# of Garages	1

**Interior**

Appliances	Washer, Refrigerator, Dishwasher, Dryer, Garburator, Oven - Built-In, Window Coverings, Garage door opener remote(s), Hood Fan, Stove
Heating	Natural gas Forced air, Hot Water, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes

Fireplaces	Gas
# of Stories	1

## Listing Details

Listing Office Coldwell Banker Local Realty



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