



GRASSROOTS
REALTY GROUP

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**9655 Wedgewood Drive South
Wedgewood, Alberta**

MLS # A2242609



\$749,800

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|------------------|---|---------------|-------------------|
| Division: | Wedgewood | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,786 sq.ft. | Age: | 1996 (29 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Gravel Driveway | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Corner Lot, Landscaped | | |

| | | | |
|--------------------|-------------------------------|-------------------|-----------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | 1-71-6-W6 |
| Exterior: | Stone, Vinyl Siding | Zoning: | RR-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Soaking Tub | | |

Inclusions: N/A

Executive 5-Bedroom Bungalow in Prestigious Wedgewood Golf Community. Welcome to this beautifully remodelled, custom-built executive bungalow nestled in the sought-after Wedgewood Golf Community, perfectly positioned along Bear Creek and the scenic trail system. This stunning home offers the perfect blend of luxury and warmth, with thoughtful details and high-end finishes throughout. Step inside to a welcoming, open-concept layout featuring continuous luxury vinyl plank flooring and an inviting all-season room, complete with a cozy wood stove—ideal for relaxing winter evenings. The brand-new kitchen is a chef’s dream, boasting ample white cabinetry, sparkling quartz countertops, updated appliances including a gas stove, and a spacious island that opens seamlessly to the main living area with a striking gas fireplace feature. The formal dining room, just off the kitchen, is filled with natural light from large windows, making it perfect for family gatherings and entertaining. Retreat to the expansive primary suite, offering a spa-inspired ensuite with a free-standing soaker tub, elegant quartz vanity, and a generous walk-in closet with direct access to the all-season room. Downstairs, the fully developed basement provides two additional large bedrooms, abundant storage, and a large laundry suite with an attached bathroom—ideal for busy families or guests. Situated on a desirable corner lot in a quiet cul-de-sac, this home features ample parking, including RV parking, and a beautifully landscaped private yard with gardens, a garden shed, and a newer fence for added privacy. Experience executive living in a warm, inviting setting—just steps from golf, nature trails, and all the amenities you desire. Don’t miss your chance to make this exceptional bungalow your new home!

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