



**GRASSROOTS**  
REALTY GROUP

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**9311 Wedgewood Drive S**  
**Wedgewood, Alberta**

**MLS # A2247125**



**\$730,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Wedgewood                                                               |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | 2 Storey                                                                |               |                   |
| <b>Size:</b>     | 2,289 sq.ft.                                                            | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Driveway, Garage Faces Front, See Re |               |                   |
| <b>Lot Size:</b> | 0.20 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Front Yard, Irregular Lot, Landscaped, Lawn                             |               |                   |

|                    |                                                                                                                                                         |                   |                                                     |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                 | <b>Water:</b>     | Public                                              |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                  | <b>Sewer:</b>     | Public Sewer                                        |
| <b>Roof:</b>       | Cedar Shake                                                                                                                                             | <b>Condo Fee:</b> | -                                                   |
| <b>Basement:</b>   | Finished, Full                                                                                                                                          | <b>LLD:</b>       | 1-71-6-W6                                           |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                         | <b>Zoning:</b>    | RR-1                                                |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Sewer |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, See Remarks, Soaking Tub, Tankless Hot Water, Wet Bar |                   |                                                     |
| <b>Inclusions:</b> | refrigerator, built-in oven, ceramic cooktop, microwave hood fan, dishwasher, dryer, washer                                                             |                   |                                                     |

Prepare to be captivated by this exquisite, custom-built residence offering 2,200+ sq ft of unparalleled elegance and comfort in the sought-after community of Wedgewood. Step through a regal entrance featuring a stunning tiled foyer and a dramatic staircase highlighted by an intricate wrought iron railing. The main level invites relaxation and entertaining with a formal living room centered around a cozy gas fireplace and showcasing hardwood flooring. The heart of the home is the chef's kitchen, a culinary dream equipped with: granite countertops, two built-in wall ovens, flat top stove, sleek under-cabinet lighting, practical eating bar, and stainless steel appliances. An adjacent, bright dining area flows seamlessly through to the large deck and backyard, perfect for memorable gatherings. Convenience is key with valuable main floor office space, a dedicated laundry area with sink & ample countertops and separate, 2- piece powder room. Ascend to the upper level to discover the lavish primary bedroom, a true sanctuary featuring its own gas fireplace for a touch of romance. The suite includes a huge walk-in, customized closet offering exceptional storage and organization. The accompanying luxurious spa-inspired ensuite offers the ultimate in relaxation with a jetted tub, a tiled, jetted shower, double sinks and a private water closet. Main bathroom, hall closets and three spacious additional bedrooms complete the upper floor, providing ample space for family or guests. The fully developed basement is an entertainer's paradise, boasting a stylish entertainment bar, large, private fifth bedroom with a roomy closet, and well-appointed full bathroom. For year-round comfort, both the basement and the oversized double garage feature in-floor heating. For the summer heat, there is air conditioning to help you stay cool. Interior was just freshly painted making it truly move-in

ready. This home isn't just a house; it's a lifestyle, offering grandeur living at a truly reasonable price. Don't miss the chance to make it yours!