



GRASSROOTS
REALTY GROUP

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9451 WEDGEWOOD DRIVE NORTH
Wedgewood, Alberta

MLS # A2270090



\$999,000

Division:	Wedgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,776 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Landscaped, Reverse Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RR1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: HOT TUB AND GAZEBO , 2 SHEDS

Absolutely Stunning Wedgewood Home on Double Lot Near Bear Creek Ravine & Golf Course! This remarkable property sits on two lots in a quiet Wedgewood location, offering a perfect blend of luxury, comfort, and timeless design. The home has undergone an impressive transformation in recent years, showcasing a seamless mix of modern upgrades and classic charm. Step inside the grand front entrance featuring a curved staircase and a striking chandelier that sets the tone for the rest of the home. The main floor boasts a sunken formal living room, elegant dining area, and a beautiful kitchen by Lafleur Cabinets — complete with quartz countertops, tons of beautiful cabinetry, a 6 burner gas range, sub-zero refrigerator, large island with built-in lighting, and a walk-in pantry. A cozy dining nook with garden doors leads to the deck, while the sunken family room offers a wood-burning fireplace (with gas starter), creating a warm and inviting space. A powder room and laundry room complete the main level. Upstairs, you'll find two spacious bedrooms, a 5-piece main bath with a laundry chute, and French doors leading to the luxurious primary suite. The master retreat features a walk-in closet and a spa-like ensuite with a large vanity, jetted tub, separate shower, and private toilet area. The fully developed basement includes two additional large bedrooms, a bathroom with a beautifully tiled shower, and a generous family/rec room — perfect for movie nights or entertaining guests. The heated triple garage is a showpiece of its own, featuring glass overhead doors, epoxy-coated floors, hot & cold water taps, a workbench, and built-in storage. Step outside to your private backyard oasis — surrounded by mature trees, professional landscaping, and an incredible firepit area. Enjoy relaxing evenings on the expansive back deck, complete with an enclosed

gazebo and hot tub. Side street access offers additional parking for an RV or toys, making this property as functional as it is stunning. Home also has AC to keep you comfortable on those hot days, RO water filter system, and the outside sprinkler system can be controlled by an app on your phone. With tons of space and lots of privacy this wonderful home will be thoroughly enjoyed! The neighborhood is amazing as well with a large green space that has a pond, playground area, and a rec court. There is also a lovely skating rink with lights that is put up in winter for family's to enjoy.