



GRASSROOTS
REALTY GROUP

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4622 93A Street
Wedgewood, Alberta

MLS # A2277942



\$899,000

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,116 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Corner Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RES
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

Inclusions: NA

This spacious, custom-built home showcases exceptional craftsmanship and high-quality finishes throughout, starting with an ICF block foundation, rich hardwood floors, and heated tile flooring in the kitchen and bathrooms. The thoughtfully designed main floor features a stunning chef's kitchen with granite countertops, a formal dining room, an inviting living room with fireplace, a dedicated office, and a beautiful primary bedroom complete with a large walk-in closet and a luxurious ensuite offering a tiled walk-in shower and relaxing soaker tub. Above the heated triple-car garage is a fully finished loft with its own bathroom, perfect for guests, a studio, or additional living space. The fully developed basement is ideal for entertaining, boasting a wet bar, two bedrooms with a Jack-and-Jill bathroom, a spacious recreation area with projector, and an additional large den perfectly suited for a home gym. Outside, the immaculate yard is enhanced by a brand-new irrigation system, elegant water fountain, a large separate RV parking pad on the north side of the home, and a covered deck at the back for year-round enjoyment. Complete with central air conditioning and central vacuum, this impressive property is truly a must-see, offering countless features and qualities that must be experienced in person to be fully appreciated.