

9311 Wedgewood Drive S
Wedgewood, Alberta

MLS # A2247125



\$730,000

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

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	1-71-6-W6
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, See Remarks, Soaking Tub, Tankless Hot Water, Wet Bar		

Inclusions: 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!