

**9529 Wedgewood Drive S  
Wedgewood, Alberta**
**MLS # A2148760**

**\$569,900**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,157 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Interior Lot, No Neighbours		

<b>Heating:</b>	Forced Air, Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, High Ceilings, Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garage Heaters, Central Air Unit

Your opportunity awaits, welcome to the prestigious neighborhood of Wedgewood! Enjoy city services, country-style living, and county taxes, all within a stone's throw of the city limits. This executive-style 2,157 sq. ft. two-story home will impress you from the moment you pull into the extended driveway, with incredible curb appeal and an inviting entryway. Entering the home, you are greeted by the immediate relief of central AC as you approach a cozy sitting room with a gas fireplace, adjacent to the formal dining area which leads into the stunning kitchen. White and bright cabinets provide ample storage space and are perfectly contrasted by black quartz countertops complete with a breakfast nook. The main living room is an ideal blend of classic and modern comfort, showcasing a stone feature wall with a recessed wood fireplace that is tied into the main HVAC system and can heat the entire house. The main floor is complete with a half bath powder room, laundry area, and a convenient office/gym/bedroom. Upstairs, you will find a full 4pc bathroom + three spacious bedrooms, including the primary bedroom with a spa-like 4pc en-suite, walk-in closet, and a private balcony overlooking the incredible backyard. The wide-open basement has perimeter drywall completed and awaits your finishing touches! The yard is immaculate thanks to the underground irrigation system with a plush lawn, blooming shrubbery, and trees all around, providing the perfect privacy barrier. You can relish true peace and quiet while enjoying a morning coffee on the back deck. This is a spectacular property looking for new owners to call it home, contact your REALTOR® of choice and book your tour today!