

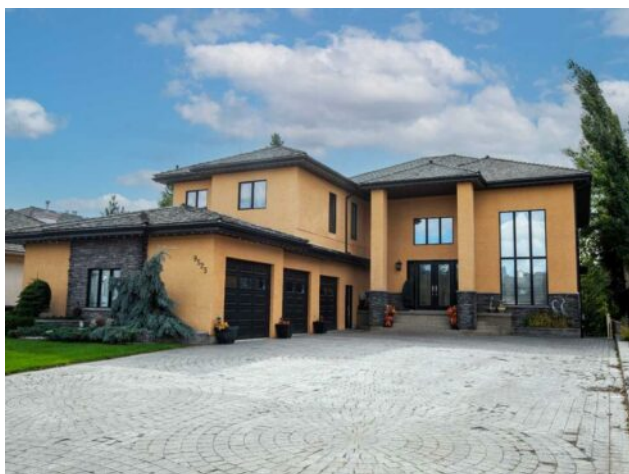


DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**9525 Wedgewood Drive S**  
**Wedgewood, Alberta**

**MLS # A2162188**



**\$999,500**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,285 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Additional Parking, Front Drive, Garage Door Opener, Garage Faces Side, He		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Low Maintenance Landscape, No Neighbours Behind,		

<b>Heating:</b>	Boiler, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	RR1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	See Remarks		

Discover this stunning custom-built home, meticulously crafted by the current/original owner. This luxurious residence offers 5 bedrooms, an office, and a theatre room, providing both elegance and functionality. Too many features to list but highlights of this home include; Main Level: Kitchen features granite countertops and floors, a gas cooktop, double oven with warming drawer, extra-large fridge, cabinetry with interior lighting, large pantry, and a wine fridge. Living room has high end carpet and a Bose speaker system. Laundry Room equipped with built-in cabinetry for washer and dryer, a laundry sink, and a built-in ironing board. Main &frac12; Bath: Features a commissioned hand-painted sink, vacuum trap, granite floors, and countertops. Second Level features Master Bedroom with Bose sound system and a large walk-in closet with built-in cabinetry and an ironing board. Master Ensuite has a steam shower, his-and-her sinks, and a jacuzzi aromatherapy tub. 2nd Bedroom: Offers a private full bathroom. 3rd and 4th Bedrooms: Share an adjoining full bathroom. Basement (Walkout) includes 5th Bedroom, exercise Room, family Room, and a separate theatre Room complete with a screen. Additional features include air Conditioning, In floor heating in the basement and garage and all tiled floors, structural Integrity that includes 3 steel beams (2 in the garage and 1 in the basement) and goulend beams in the entry and living room feature walls. Front Yard: Features a beautiful water fountain. Garage Amenities: Triple-car with heated floors, ample shelving, and a storage closet with heated floors, includes floor drains and hot/cold water taps at the garage and back of the house. This exceptional property combines luxury with practicality, offering a perfect setting for comfortable living and entertaining. Schedule a viewing today to experience all that

this home has to offer. Home has never been smoked in and no pets. (See attached documents for full list of features)