



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
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4618 94 Street
Wedgewood, Alberta

MLS # A2168464



\$667,800

Division:	Wedgewood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,546 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Other	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RR-1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Smoking Home, Pantry, See Remarks, Storage, Vinyl Windows		

Inclusions: 3 GDO & 2 controls, tv wall mounts, shed, fire table, hot tub, underground dog fence & collar.

This beautiful bungalow offers a blend of modern luxury and serene living, nestled among mature trees in the highly sought-after neighborhood of Wedgewood. As you step into the home, the spacious living areas are illuminated by large windows that perfectly frame the tranquil wilderness outside. Enjoy cozy evenings by the fireplace, or work from home in the front office, complete with built-in bookshelves. The kitchen is a chef's dream, featuring light and airy design elements, stainless steel appliances, upgraded granite countertops, a ceramic sink, and a butcher block server. The adjoining dining area opens to a balcony that offers breathtaking views, ideal for morning coffee or evening relaxation. The luxurious master suite is a retreat of its own, boasting a large walk-in closet and a fully upgraded ensuite with a double vanity, heated floors and an oversized walk-in glass shower. The main floor also includes the convenience of a laundry room. Descend to the walkout basement, where natural light floods through huge windows, highlighting the newly refreshed ceiling, paint, and flooring. A stunning stone fireplace creates a cozy focal point in the spacious family room, while two oversized bedrooms, a full bathroom, and ample storage space make this level perfect for family or guests. This home also features in-floor heating throughout the basement and garage, ensuring comfort year-round. The triple garage with additional tandem space provides plenty of room for vehicles, toys, and storage. Backing onto lush greenery and close to parks and walking trails, this home is a haven for those who appreciate both nature and convenience. Don't miss your chance to own this elegant bungalow in one of the best locations around!