

4805 93 Street  
Wedgewood, Alberta

MLS # A2159156



**\$849,900**

<b>Division:</b>	Wedgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	5 Level Split		
<b>Size:</b>	2,714 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	RR-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, See Remarks		

**Inclusions:** None

Stunning Wedgewood executive home backing onto green space!! Professional landscape design feels like you're at a spa with flagstone paths, paving stone patio, concrete curbing, retaining wall shrub beds, gentle waterfall and pond, gated entrance to green space. 26'x26 heated garage is fully finished with a carpeted landing into the house. The main foyer has open vaulted ceilings, connects with the garage entry which offers a walk in closet and 2pc bath. Den/office with gorgeous built ins and large family room with gas fireplace are also on this level, with a door to the back yard patio. One level up you will find a front living room, formal dining room, and dream kitchen with pantry and dining nook with door to bbq deck. Entertaining is a dream in this home with a large sit up island. Upstairs features 2 large bedrooms, main bathroom, laundry room with sink, hanging space, folding counters and cabinetry for extra storage. The primary suite is also located here with french doors, 2 sided gas fireplace between the bedroom and ensuite tub, double vanities plus a make up vanity, large walk in closet. Downstairs from the family room is the theatre with overhead projector and screen and a games area, as well as 4th bedroom which is currently used as a gym space, and 3pc bathroom. The 5th level is developed as a cozy games room/billiards area with lounging/living space and tons of storage. This home was built as the QEII Dream Home in 2000 and has been meticulously maintained and very 'lightly' lived in.