



GRASSROOTS

REALTY GROUP

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28 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2278748



\$799,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,938 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, N		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, See Remarks, Skylight(s), Wet Bar		
Inclusions:	Shed, security system (as is), all light fixtures and window coverings		

Deep in the woods of Redwood Meadows lies a house that is so much more than it seems. Set modestly away from the street into the trees, you might not notice it on a quick drive past- but there are many things that make it worth exploring! First of all is the pride of ownership- this house has been cared for and it shows in every room. The main floor features 3 bedrooms, 2.5 baths, a multitude of areas for entertaining and living, and a deck with outdoor fireplace that would be the envy of anyone who likes to spin a tale to friends under the stars. The kitchen has been updated with new appliances, lighting and gorgeous granite countertops. The primary bedroom has custom closet inserts and an ensuite with modern tile and fixtures. The main floor on its own would be a stunning bungalow, but there is more-the upstairs loft is where this home truly shines. The aura of the second floor brings to mind the quintessential cozy cabin with its wood paneling and new gas fireplace in a Rundlestone inglenook. It is another world upstairs, and has two snug bedrooms, a full bath, wet bar, and renovated balcony with glass balustrade. What could you do with this space? A home based business. A unique space for visiting family. Nanny quarters, art studio, or a bed and breakfast? The potential is endless and intriguing. The upgrades to this home are too numerous to list but include new windows, furnace, hot water heater, bathroom renovations, carpet, roof, insulation, electrical and exterior paint. Everything has been taken care of, all you have to do is move in and enjoy this incredible neighbourhood. Redwood Meadows features golf, fishing, hiking, mountain biking, x-country skiing, tennis, disc golf, and more…right outside your front door. Located only 30 minutes from Calgary, 8 minutes to the Bragg Creek hamlet, with access to great schools, shopping and restaurants, and right at

the gateway to all the recreational opportunities of Kananaskis Country. Come see why everyone wants to live here!