



40 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2306763



\$1,100,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	3,647 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Oversized, See Re		
Lot Size:	0.33 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Cul-De-Sac, Dog Run F		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Beamed Ceilings, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Skylight(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Dog Run, Deck Privacy Screen, Garage Shelving (disassembled), Extra Baseboards

This one is a showstopper, and there's no number of fluffy adjectives that will do this home justice, so take it all in with the pictures, and here's what you need to know! 3647 Sq Ft of above grade living area plus the potential to add well over 1500 Sq Ft of living area to the undeveloped basement. Over \$200,000 of recent updates and upgrades that include newer windows throughout, fully renovated kitchen, bathrooms, and laundry room, new LVP flooring throughout, new interior doors and double front doors, new light fixtures, electrical plugs and light switches, basement electrical updated, new basement insulation, the attic insulation was recently upgraded, freshly painted inside and out, and so much more. This beautiful family home is in mint move-in condition. Located in the belly of a whisper- quiet cul-de-sac surrounded by mature trees with nature at your back door, and backing onto the number 6 fairway of Redwood Meadows Golf Course. You would be proud to call this home…Your Home!