



**GRASSROOTS**  
REALTY GROUP

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**51 Redwood meadows Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2309385**



**\$824,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Redwood Meadows   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 4 Level Split   |               |                   |
| <b>Size:</b>     | 2,570 sq.ft.  | <b>Age:</b>   | 1979 (47 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | RV Access/Parking, Single Garage Detached   |               |                   |
| <b>Lot Size:</b> | 0.32 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscaping |               |                   |

|                    |                                       |                   |         |
|--------------------|---------------------------------------|-------------------|---------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | Private |
| <b>Floors:</b>     | Ceramic Tile, Cork, Hardwood, Slate   | <b>Sewer:</b>     | Other   |
| <b>Roof:</b>       | Metal                                 | <b>Condo Fee:</b> | -       |
| <b>Basement:</b>   | Full                                  | <b>LLD:</b>       | -       |
| <b>Exterior:</b>   | Wood Siding                           | <b>Zoning:</b>    | R-1     |
| <b>Foundation:</b> | Poured Concrete                       | <b>Utilities:</b> | -       |

**Features:** Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water

**Inclusions:** Appliances in the separate suite

Tucked away in the peaceful community of Redwood Meadows, this nearly 3,900 sq. ft., 6-bedroom, 4-bathroom home with a RENTAL SUITE, offers an incredible combination of space and privacy. Backing directly onto endless trails and the stunning Elbow River. This property has no rear neighbors, only tranquil green space, and the soothing sounds of nature. Freshly painted with no known history of flooding. This home is surrounded by trees and wildlife, and is truly a rare opportunity for nature lovers. Spend your mornings taking in the peaceful surroundings and enjoying a cup of coffee on the oversized back deck while watching wildlife pass through the yard. Inside, the gorgeous four-level split features a bright open-to-ceiling entry leading into a well-lit open-concept living, kitchen and dining space, complete with hardwood flooring throughout and a beautiful wood-engraved finish fireplace that adds warmth and character to the space. Designed with both functionality and entertaining in mind, the kitchen showcases granite countertops, stainless steel appliances, rich custom cabinetry, and a large island ideal for cooking and gathering with family and friends. Down the steps, the cozy family room features a charming fireplace and wall unit while opening directly onto the expansive patio, creating the perfect setup for outdoor living, evening relaxation, or weekend barbecues. This floor also offers a bedroom, full bathroom, laundry area, and direct access to the rear green space. Up the stairs, the spacious primary suite boasts hardwood floors, a private balcony, and a newly renovated en-suite, along with 2 additional bedrooms and another full bathroom. The 4th level provides even more flexible living space with an additional bedroom, living room, kids playroom, and ample storage. Additional features include a concrete basement, two furnaces installed in 2019, and a

tank-less water heater providing convenient on-demand hot water. An added value to this property is a legal rental suite with its own driveway, self-contained with a separate entrance, offering a bedroom, living area, kitchen, full bathroom, laundry, and its own private picnic area, making it ideal for guests, in-laws, or extra income potential. In addition to a newly built detached single garage, and parking for up to 6 vehicles. Windows were tested for efficient functionality, durable metal roof built for lifetime longevity. This move-in-ready property is truly one of a kind. Conveniently located just minutes from the golf course, playgrounds, easy access to the mountains and Stoney Trail, offering the perfect blend of quiet living and accessibility. Book a showing to visit and see this home for yourself. For further area details, visit the Redwood Meadows community online.