



63, Wolf Drive
Rural Rocky View County, Alberta

MLS # A2309403



\$819,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,860 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.31 Acre		
Lot Feat:	Lawn, Many Trees		

Heating:	Forced Air	Water:	Other
Floors:	Laminate	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this charming and well-maintained bungalow in the sought-after community of Redwood Meadows. Offering bright, functional living space, this 3-bedroom, 2-bathroom home sits on a beautifully treed 0.31-acre lot in a quiet cul-de-sac. The inviting curb appeal is highlighted by a distinctive brick-arched covered front patio. Inside, the spacious living and dining areas are filled with natural light and flow seamlessly into a modern (renovated in 2021), well-appointed open-concept kitchen featuring ample cabinetry and a cozy bay-window breakfast nook overlooking the private west-facing backyard. Step outside to enjoy the expansive deck, complete with hot tub, perfect for relaxing or entertaining. The primary bedroom offers a peaceful retreat with a renovated ensuite, while two additional bedrooms and an updated main bathroom provide excellent space for family or guests. A bright and functional mudroom/laundry area with direct basement access adds everyday convenience. New washer/dryer in 2025. New floor in 2022. Additional features include a full unfinished basement ready for your personal touch, double attached heated oversized garage, and paved driveway with RV parking. Ideally located close to golf, parks, playgrounds, and all the amenities of Redwood Meadows, this home offers the perfect balance of comfort, space, and natural surroundings.