



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2 Wolf Close Rural Rocky View County, Alberta

MLS # A2316846



\$819,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,815 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Garden, Landscaped, Treed		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, Storage

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: all window coverings (blinds, curtains and rods), washer/dryer combo, all attached shelving in house and garage, garage door remotes, shed, dog run. *some furniture is negotiable.

Welcome to this beautifully upgraded and renovated 4-level split, perfectly situated on a massive corner lot in the highly sought after Redwood Meadows community. Offering the ideal blend of comfort, character, and outdoor living, this home is surrounded by nature and delivers the peaceful lifestyle you've been looking for. Inside, you'll find a warm and inviting interior featuring newer 7mm luxury vinyl plank flooring, hardwood and tile floors, and a stunning high-efficiency wood burning fireplace with beautiful floor-to-ceiling stonework as the focal point of the living space. Many windows have been updated, bringing in abundant natural light throughout the home while the wood ceiling adds warmth and rustic appeal. The sunken sitting room provides a cozy space to spend your evenings with a good book or your favourite tv show. The bright, functional kitchen showcases updated wood cabinetry, stainless steel appliances including a gas range, and a custom-crafted movable island made from Wenge wood and quarter sawn oak. A charming coffee bar area features cherry butcher block countertops complemented by a distinctive copper tile backsplash. With three bedrooms and 2.5 bathrooms, this home offers plenty of space for families. The bathrooms have been enhanced with custom wood cabinetry, and the convenient one-piece stacking washer and dryer maximize functionality. Major mechanical updates over the past few years provide peace of mind, including a roof (7 years old), new furnace (5 years old), and a hot water on-demand system ensuring reliable and consistent hot water. The lower level features a finished rec area and an abundance of storage with a massive crawl space. Step outside to discover an exceptional outdoor oasis. The expansive corner lot includes a large deck with an attached dog run, room for large RV parking, fire pit area, a

greenhouse, fenced garden space, and a storage shed, perfect for gardening enthusiasts, pet owners, and those who need extra room for recreational vehicles and toys beyond your attached double garage. Ideally located just minutes from Bragg Creek, a 5 minute walk to the Elbow River, and only 20 minutes to both Cochrane and Calgary, Redwood Meadows offers a unique lifestyle where nature, recreation, and community come together. Surrounded by forests, trails, wildlife, and breathtaking scenery, this is truly "good for the soul" living. Don't miss this rare opportunity to own a thoughtfully updated home on one of the area's most desirable lots.