



GRASSROOTS

REALTY GROUP

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**94 Redwood Meadows Drive
Rural Rocky View County, Alberta**

MLS # A2317321



\$849,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,932 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Many Trees, On Golf Course, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks, Storage		

Inclusions: Shelves left and right of fireplace, 2 freezers in garage (stand-up), picnic table, 5 barrel planters, Murphy bed.

Perfect opportunity to own your dream family home in a quiet cul-de-sac location backing directly onto the golf course in Redwood Meadows. This spacious 5-bedroom plus den home offers the ideal combination of comfort, functionality, and natural beauty. Enjoy a truly exceptional lifestyle with the river, walking trails, clubhouse, schools, parks, playgrounds, and local amenities all nearby. With quick and easy access to Kananaskis Country and the Rocky Mountains, endless outdoor recreation is right at your doorstep, while Calgary's LRT station is only a 25-minute drive away for convenient city access. Designed for both entertaining and family living, the bright and open floor plan features vinyl plank flooring and tile (2018), a stunning custom chef's kitchen with gas stove, dishwasher, granite countertops, and abundant cupboard space. A formal living room (or home office), a sunken family room with a cozy fireplace, and a large recreation room provide plenty of space for everyone. Recent upgrades include a roof (2014), furnace (2014), windows and doors (2018), upstairs bathroom renovation (2018), flooring (2018), appliances (2017 and 2025), exterior stain, attractive 6x6 cedar front posts, and low-flow toilets. The bedrooms have been refreshed with flooring and paint. Situated on a private and beautifully landscaped, over 1/4 acre (28 acre) lot, the yard has been FireSmarted and is often described as one of the most beautiful yards on the golf course. Enjoy towering trees, a huge tiered deck, and a peaceful setting that is perfect for relaxing after a busy day. This exceptional property offers the perfect blend of privacy, space, convenience, and natural beauty in one of Redwood Meadows' most desirable locations.