



GRASSROOTS
REALTY GROUP

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94 Redwood Meadows Drive
Rural Rocky View County, Alberta

MLS # A2337790



\$829,900

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: Shed, Greenhouse,

Welcome to this spacious 5-bedroom plus office, 3.5-bathroom family home, ideally situated on the quiet side of Redwood Meadows and backing south onto the golf course on an exceptional 0.28-acre lot. Designed for entertaining and everyday family living, the bright, open floor plan features vinyl plank flooring and tile, along with a huge custom chef's kitchen with granite countertops, a gas stove, stainless steel appliances and abundant cabinetry. The spacious dining room features patio doors opening onto a beautiful tiered deck with peaceful views across the golf course. A family room with a cozy fireplace and a large living room with striking brick accents provide plenty of space to gather. The main floor also includes a private office or bedroom, a half bathroom and a convenient laundry room. Upstairs, the primary bedroom features a 3-piece ensuite, while two additional bedrooms offer large windows, including one with a convenient Murphy bed. The developed basement includes a large recreation room, two additional bedrooms, a 3-piece bathroom, a storage room with cabinetry and workshop space. Improvements include shingles and furnace (2014), appliances (2017 and 2025), windows, doors, most flooring and an upstairs bathroom renovation (2018), along with exterior stain, impressive 6x6 cedar posts and low-flow toilets. The upstairs bedrooms have also been refreshed with updated flooring and paint. Outside, the beautifully landscaped and FireSmarted yard features towering trees, peaceful golf-course views, an expansive tiered deck, a greenhouse and a garden shed. The oversized garage includes a workbench and convenient man door to the backyard. Enjoy the river, walking trails, clubhouse, schools, parks, playgrounds and local amenities nearby, along with easy access to Kananaskis Country and the Rocky Mountains.

Calgary’s LRT is approximately 30 minutes away. An exceptional property offering space, privacy and an outstanding lifestyle in one of Redwood Meadows’s most desirable locations.