



GRASSROOTS
REALTY GROUP

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63 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2341259



\$789,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,733 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Double Garage Attached, RV Access/Parking		
Lot Size:	0.31 Acre		
Lot Feat:	Corner Lot, Lawn, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Storage		

Inclusions: Garage Heater, Hot Tub(in working order but sold as is) Shed

Welcome to 63 Wolf Drive, where comfort, community, and outdoor adventure come together. This beautifully renovated bungalow sits on a private 0.31-acre corner lot surrounded by mature trees and just a short stroll from the Elbow River pathway system. Life in Redwood Meadows is about more than just a home, it's about embracing a lifestyle. From walking and cycling the community trails to spending weekends exploring Bragg Creek and Kananaskis Country, residents enjoy an unmatched connection to nature while remaining within easy commuting distance of Calgary. Offering approximately 1,733 square feet of bright, single-level living, this home has been extensively updated to create a warm and inviting space for everyday living and entertaining. The nicely modernized kitchen features updated cabinetry, countertops, and appliances, while new flooring and lighting throughout provide a fresh, modern feel. A new washer and dryer were added in 2025, making this home move-in ready. Large windows fill the home with natural light and showcase views of the surrounding yard, while still offering privacy. Multiple living spaces, including a spacious front living room, a cozy fireplace family room, and a dedicated dining area, provide flexibility for both family life and hosting guests. Three bedrooms and two full bathrooms offer comfortable accommodations, while the primary suite serves as a peaceful retreat at the end of the day. Step outside and enjoy your own private backyard sanctuary. The west-facing yard is ideal for soaking up long summer evenings on the deck, growing plants, gathering with friends around the firepit, or unwinding in the hot tub beneath the trees. The oversized heated double attached garage connects through a practical boot room, while the paved RV pad offers valuable space for recreational vehicles, trailers, or additional parking. A

rare opportunity awaits in the full-height unfinished basement, offering approximately 1733 square feet of dry, usable space ready for you to develop. Whether you envision additional family living areas, a home gym, workshop, hobby space, or extra bedrooms, the possibilities are extensive and allow the home to grow alongside your family's needs. Set on a spacious lot in a welcoming family-oriented community, this property offers the perfect balance of comfort, recreation, and convenience. With river pathways, parks, playgrounds, golf, and endless outdoor adventures just steps from your door, 63 Wolf Drive is an opportunity to experience the very best of Redwood Meadows living.