



GRASSROOTS
REALTY GROUP

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18 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2215486



\$600,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,785 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Landscaped, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: n/a

REDWOOD MEADOWS - Unsurpassable location – YOUR PIECE OF PARADISE within this family orientated Community. The Serene walking and cross-country ski trails that wind around the river and throughout the Bragg Creek Provincial Park are at your doorstep and will have you stepping outside. This is a year­round outdoors enthusiasts’ delightful community that includes a hockey rink, soccer fields, pickle ball & tennis courts, skateboard park, renowned golf course, playground and hosts many events throughout the year for your enjoyment. Quaint shopping and restaurants of Bragg Creek, and all the amenities the city of Calgary has to offer, are just minutes away. The property itself hosts a 4 bedroom, 4 bath, 2700+ Sq.Ft. 2-storey home that includes a loft. It is nestled amongst majestic evergreens on a ½ acre corner lot in Redwood Meadows. The structure is good and has a newer roof and is ready for your personal finishing touches to make it your dream home. Features include gorgeous Vaulted Cedar Ceilings that showcase the floor to ceiling Brick Faced Wood Burning Fireplace, a Spiral Staircase to the Loft, Sliders from the Formal Dining Room that lead to the Front Deck, Family Room that leads to the Back Deck to further enhance the outdoor living experience. this property is sold 'AS-Is. There is plenty of space and the potential to become the home of your dreams