



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

51 Redwood meadows Drive Rural Rocky View County, Alberta

MLS # A2248955



\$899,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,570 sq.ft.	Age:	1979 (46 yrs old)
Beds:	6	Baths:	4
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Irregular Lot, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Private
Floors:	Ceramic Tile, Cork, Hardwood, Slate	Sewer:	Other
Roof:	Metal	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, French Door, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Tankless Hot Water		
Inclusions:	Appliances in the suite		

Welcome to your private sanctuary in beautiful Redwood Meadows! This nearly 3900 ft.², 6 bedroom, 4 bathroom home is a paradise for nature lovers. Backing directly onto endless green trails and the Elbow river, with no rear neighbours, only tranquil green space. Imagine sipping your morning coffee on the expansive back deck, watching wildlife and listening to the sounds of nature, surrounded by breathtaking views. Perfectly located just minutes from the golf course, playground, easy access to the mountains and stony Trail. This property includes a rental cabin with its own driveway, a new detached single garage and parking for up to six vehicles. Inside, a gorgeous four level split offering a bright open to ceiling entry leading to an open concept well lit living space with a beautiful wood engraved fireplace, dining, and hardwood throughout. The kitchen features granite counters, stainless steel appliances, rich custom cabinetry and a large island ideal for cooking and entertaining. Just steps away, the cozy family room with a charming fireplace and wall unit open to the great big patio for enjoying the outdoors and hosting evening or weekend barbecues with family and friends. The main floor also includes one bedroom, full bath, laundry, and direct access to the back green space. Upstairs you will find the spacious primary suite, boasting hardwood floors, a private balcony, and a newly renovated en-suite. Additional two bedrooms and a full bath. Heading down to the lower level which features another bedroom, a living room, a kids playroom, and ample storage. This property has a concrete basement with two furnaces (2019), tank -less water heater for on-demand hot water. The self contained rental suite offers a separate entrance, a bedroom, a living area and kitchen, a full bath and its own back picnic area, perfect for guests, in-laws, or extra income. With

a metal roof for lifetime durability, fresh paint, no known history of flooding, and a location surrounded by nature, this move-in retreat is truly one of a kind. Don't miss the opportunity to own this rare oasis. Please visit Redwood Meadows community online for further details.