



GRASSROOTS
REALTY GROUP

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3 Redwood Meadows Close Rural Rocky View County, Alberta

MLS # A2271886



\$899,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,521 sq.ft.	Age:	1982 (43 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.42 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Lawn, Level, No Neighbours Behind, Pie Shaped Lot		

Heating: Baseboard, Forced Air, Natural Gas, Radiant

Water: Public

Floors: Carpet, Tile, Vinyl Plank

Sewer: Public Sewer

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Brick, Cedar, Wood Frame

Zoning: R-1

Foundation: Wood

Utilities: -

Features: High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)

Inclusions: Hot Tub, Shed, Playhouse

OPEN HOUSE Sun Dec 14th 1:00-4:30 PM Striking, unique home in Redwood Meadows with an interesting layout great for large families or multi-generational living. A large sunny foyer with a bank of skylights creates an attractive, atrium-like hallway leading to two bedrooms with a shared bath in a private area. The main floor features huge vaulted ceilings, large living room with a wood-burning fireplace, a formal dining room and family sized kitchen with island and attractive solarium breakfast nook. There are several access points to an expansive deck system. Upstairs there is a large primary suite with huge bathroom, and a loft space that could be used as an office or library. On the lower level there is a large rec room, two more bedrooms and full bath, a gym space with walk-out to the hot tub area, lots of storage, and a room that is partially converted to a sauna/bathroom. There is a triple car garage with extensive California Cabinet storage units, new Asphalt shingle roof in 2025, some windows replaced with triple-pane glass, and an underground sprinkler system for the brick planters. Much of the flooring, paint and carpet has been recently updated. Check out the 3-D tour, and book your viewing today!