



GRASSROOTS
REALTY GROUP

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10 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2276969



\$845,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,040 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Paved		
Lot Size:	0.37 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers		

Inclusions: attached tv and universal in basement workout area, garage fridge, small freezer

Imagine waking up to the sound of birds, sipping your morning coffee on a private balcony as the sun rises over towering pines, and knowing that while you're surrounded by nature, the city is just a short drive away. This beautifully updated 6 bedroom home in Redwood Meadows offers the best of both worlds. Peaceful country living with all the conveniences families need close at hand. From the moment you step inside, you'll feel the warmth and character of a home designed for connection and comfort. Large windows surround the inviting dining room, where a wood-burning fireplace sets the stage for cozy evenings after a day of outdoor adventures. The open layout flows into a formal dining space, perfect for family meals and celebrations, while the well-equipped kitchen makes cooking a joy with its casual eating area, walk in pantry and easy access to the laundry/mudroom and the back deck for summer barbecues under the stars. Main level also features a bedroom with a fireplace and walk in closet, currently being used as a home office space. 3 piece bathroom also on the main level. Upstairs, five spacious bedrooms offer plenty of room for everyone to unwind, including a primary suite with its own ensuite and a versatile bedroom that would also make an ideal bonus/TV room or flex space, complete with a balcony for quiet moments of reflection. Outside, your private yard overlooks the golf course, offering endless opportunities for play, relaxation, and gathering with friends. Trails, green spaces, and fresh air are right at your doorstep, yet Calgary's amenities are just minutes away—ideal for families who crave space without sacrificing convenience. The insulated and drywalled basement is ready for your vision, whether that's a home gym, entertainment zone, or cozy retreat, and the double attached garage adds practicality to this

dream lifestyle. Nestled in a quiet cul-de-sac, this home is more than a place to live, it's a chance to give your family the gift of country charm, community spirit, and room to grow, all within reach of the city. More information regarding the Redwood Meadows lease can be found on the townsite website. The current monthly lease extension fee for this property is \$192.62 and the head lease agreement is written to be in place until 2095. Redwood Meadows Community offers river access trails, playgrounds, outdoor ice rink, tennis and sport courts, and cross-country ski trails, making this home a perfect balance of comfort and recreation.