



**74 Redwood Meadows Drive
Rural Rocky View County, Alberta**

MLS # A2280094



\$825,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,055 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Corner Lot, Cul-De-Sac, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Soaking Tub		

Inclusions: N/A

Welcome to this beautifully updated home on a spacious, treed corner lot on the quiet side in the heart of Redwood Meadows! Step inside and you'll immediately notice the inviting flow and many thoughtful features. The main level boasts a large kitchen with high-end stainless-steel appliances, warm hardwood floors, two stunning brick fireplaces, and an open layout that's perfect for both relaxing and entertaining. A well-positioned den adjacent to a newly renovated 3 pc bathroom off the foyer offers flexibility for a home office or guest space. Upstairs, you'll find a generous primary suite with a stylish en-suite bath, along with a second bedroom and additional upgraded bathroom. The home's character shines through with custom finishes and quality craftsmanship throughout. One of the newest additions is the large, charming front mud room, a practical and stylish space that makes coming home a delight after your outdoor pursuits to drop off your gear for all the seasons. Outside, enjoy a large private well maintained natural country yard with mature trees, a covered rear deck, river rock fire pit and sunny front patio to soak in the great outdoors. There is a versatile shed complete with its own verandah, ideal for storage or a creative retreat. Redwood Meadows offers a vibrant community with amenities including a golf course, tennis and basketball courts, and easy access to the Elbow River. Plus, you're just steps from trails for hiking, biking, and cross-country skiing. This home combines comfort, functionality, and a touch of rustic elegance, don't miss this chance to make it yours!