



38 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2299746



\$859,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,505 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.37 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Irregular		

Heating:	Fireplace(s), Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Tucked into the trees in the heart of Redwood Meadows, this property offers the kind of setting that draws people to this community in the first place, quiet, private, and surrounded by nature, with direct access to pathways, the Elbow River, and the lifestyle that comes with living just minutes from Bragg Creek. Set on a beautifully landscaped 16,000+ sq ft lot, this home is a true gardener's dream. Mature trees create a natural canopy, while thoughtfully curated planting areas, a greenhouse, and expansive yard space offer endless opportunity for those who appreciate time spent outdoors. Whether it's morning coffee on the deck, evenings under the trees, or tending to your garden through the seasons, this is a property designed to be lived in both inside and out. Inside, the home offers over 3,300 sq ft of developed living space with a layout that adapts easily to family life. The main floor is anchored by multiple gathering spaces, including a sunken great room with a gas fireplace and a separate living area with a wood burning fireplace, creating warm, comfortable spaces to unwind after a day outside. The kitchen and dining areas overlook the backyard, keeping you connected to the landscape year round. Upstairs, three spacious bedrooms provide flexibility for families or those needing workspace at home. The primary suite offers a generous footprint with a well appointed ensuite and walk in closet, while a unique oversized secondary bedroom, created by combining two rooms, adds versatility for growing families or future customization. The fully developed basement extends the living space even further, complete with an additional bedroom and ensuite, ideal for guests, older children, or multi generational living, along with extensive storage and utility space. Recent updates including a custom oak front door, new garage door, updated carpets, and

the comfort of dual furnaces and hot water tanks add to the overall functionality of the home. Located just steps from the Redwood Meadows Golf Course, community amenities, and endless outdoor recreation, this is a place where lifestyle leads. Whether you're biking the pathways, exploring nearby trails, or enjoying the quiet pace of this unique community, this home offers a rare opportunity to settle into one of the most naturally beautiful settings within easy reach of Calgary. Book your private showing with your favourite Realtor® today!