



**GRASSROOTS**  
REALTY GROUP

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

## 52 Redwood Meadows Drive E Rural Rocky View County, Alberta

**MLS # A2126706**



# \$859,000

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,594 sq.ft.	<b>Age:</b>	1979 (45 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Double Garage Attached, Garage Door Opener, Off Street, Parking P		
<b>Lot Size:</b>	0.40 Acre		
<b>Lot Feat:</b>	Close to Clubhouse, No Neighbours Behind, On Golf Course		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, French Door, Storage, Vaulted Ceiling(s)		

**Inclusions:** None

Here is a fantastic opportunity to enjoy living in the beautiful community of Redwood Meadows. This recently renovated 2594 sqft home has so much to offer. Besides being almost 2600 sqft of living space, it is located on a great big lot! Situated in a PRIME LOCATION in REDWOOD MEADOWS, it is minutes from the amenities of Bragg Creek and Calgary and conveniently located close to local recreation facilities including a pathway system along the Elbow River and the renowned golf course at Redwood Meadows. You will love the many appealing features this home has to offer. The open living room with two fireplaces is a great place to entertain or relax with your family. The kitchen and dining room space offers great function and great light. You'll love the beautiful live edge counter tops. The main floor also offers a great bonus space that allows you a place to look out and enjoy the ambience of Redwood Meadows. Two ample bedrooms are also located on the main floor. The upper level offers another bedroom and a fantastic multi-purpose loft space. Also on this upper level, you will enjoy the primary bedroom retreat with tons of closet space and an inviting ensuite bathroom. You'll love the balcony feature of this bedroom that allows you to view the beauty of the natural environment that Redwood Meadows offers without disturbing the denizens that wander freely in the area. The lower level has much to offer as well, with a multitude of spaces that could be used for bedrooms, workout, games or recreational space... whatever you can imagine! You will also enjoy the privacy of your backyard with a beautiful back deck and hot tub. Don't miss out on your opportunity to own this beautiful home.