



**66 Wolf Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2141063**



**\$675,000**

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Faces Side, Interlocking Driveway		
<b>Lot Size:</b>	0.66 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Creek/River/Stream/Pond, Native Plants, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Natural Woodwork, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** N/A

Discover this delightful and cozy 3-bedroom 2 bathroom bungalow. Vaulted kitchen has plenty of natural light, cabinets and countertop space with a great view of the back yard and creek. The Living Room features a cozy wood fireplace perfect for relaxing evenings. Primary suite includes a 3 pc bathroom and a nice view of the creek. The extra 2 bedrooms are near a full bathroom and laundry space. Attached double garage and crawlspace. The scenic backyard borders a small creek, creating a tranquil outdoor retreat. The large front/side yard has plenty of space to hang out and entertain. Enjoy peace of mind with the roof installed in 2018, Hot water Tank in 2019, The fresh exterior paint in 2020 enhances the curb appeal. New Furnace in 2022 for warmth and efficiency during the colder months. Experience the perfect blend of modern convenience and natural beauty in this charming bungalow. Don't miss your chance to call it home!