

**72 Redwood Meadows Drive
Rural Rocky View County, Alberta****MLS # A2246788****\$634,000**

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|------------------|--|---------------|-------------------|
| Division: | Redwood Meadows | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 2,321 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Additional Parking, Double Garage Attached | | |
| Lot Size: | 0.46 Acre | | |
| Lot Feat: | Garden, On Golf Course, Views, Wooded | | |

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| Heating: | Forced Air |
| Floors: | Carpet, Ceramic Tile, Wood |
| Roof: | Asphalt Shingle |
| Basement: | Crawl Space, None |
| Exterior: | Wood Frame |
| Foundation: | Poured Concrete |
| Features: | Bar, French Door, Kitchen Island, Natural Woodwork |

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|-------------------|--------------|
| Water: | Public |
| Sewer: | Public Sewer |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

Inclusions: Shed

Situated on one of the largest and most desirable lots in Redwood Meadows, this .46-acre property offers natural beauty, and backs directly onto the golf course, a park and the river pathway system is just down the street.. Being sold by the original owner that built the house and it has been maintained exceptionally well. Surrounded by mature trees and set in a peaceful location, this spacious mid-century modern home exudes charm and character, with over 2,320 sq ft of living space. Inside, you'll find a bright, open-concept layout filled with natural light from large windows and multiple skylights. The expansive vaulted living room features a striking stone fireplace and provides access to a stunning updated composite deck with glass railings—perfect for enjoying your serene, wooded backyard. The home includes two large bedrooms plus a den, which could easily be converted into a third bedroom. The spacious dining room also opens to the deck through patio doors, offering seamless indoor-outdoor living. The kitchen is well-equipped with ample cabinetry and counter space, a central island with seating, a desk area, a walk-in pantry, and a newer cooktop. A cozy family room with a second wood-burning fireplace, wet bar, and additional access to the deck provides the perfect space for entertaining. The main floor also includes a convenient half bath for guests, a laundry room with a newer stackable washer/dryer set, and direct access to the oversized, insulated, and drywalled double garage. The utility room is above ground and located in the garage. A garden shed in the backyard offers extra storage. Upstairs, you'll find a generously sized primary suite featuring a full ensuite bath, a walk-in closet, plus additional closet space. A second spacious bedroom and a separate 3-piece bathroom complete the upper level. Recent upgrades

include newer furnaces, hot water tank, water softener, shingles, front door, garage door, and deck. While some updating may be desired, this home offers incredible potential and a truly one-of-a-kind setting. Don't miss this opportunity to own a timeless property in the heart of Redwood Meadows.