



THE
A-TEAM

**RE/MAX
FIRST**

52 REDWOOD MEADOWS Drive, Rural Rocky View County T3Z 1A3

MLS® #: **A2126706**

Area: **Redwood Meadows**

Listing Date: **04/26/24**

List Price: **\$859,000**

Status: **Active**

County: **Rocky View County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County**

Year Built: **1979**
Lot Information
Lot Sz Ar: **17,424 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,594**
Low Sqft:
Ttl Sqft: **2,594**

DOM

23
Layout
Beds: **5 (4 1)**
Baths: **2.5 (2 1)**
Style: **1 and Half Storey, Acreage with Residence**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Close to Clubhouse, No Neighbours Behind, On Golf Course**
Park Feat: **Asphalt, Double Garage Attached, Garage Door Opener, Off Street, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s), Forced Air**
Sewer: **Public Sewer**
Ext Feat: **Balcony, Playground, Storage**

Construction: **Cedar, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings**
Int Feat: **Ceiling Fan(s), Chandelier, French Door, Storage, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 31`7"
Dining Room	Main	12`5" x 11`4"
Bedroom	Main	10`2" x 10`0"
Foyer	Main	9`7" x 13`0"
4pc Bathroom	Main	10`2" x 4`11"
Bedroom	Upper	12`8" x 11`3"

Room	Level	Dimensions
Kitchen	Main	12`5" x 11`4"
Bonus Room	Main	13`2" x 11`7"
Bedroom	Main	10`2" x 10`1"
2pc Bathroom	Main	7`3" x 5`1"
Bedroom - Primary	Upper	17`0" x 15`4"
Loft	Upper	16`2" x 11`0"

5pc Ensuite bath
Hobby Room
Furnace/Utility Room

Upper
Lower
Lower

12`6" x 6`6"
12`2" x 11`2"
23`3" x 18`10"

Bedroom
Game Room
Storage

Lower
Lower
Lower

10`4" x 23`4"
22`2" x 14`10"
9`8" x 10`1"

Legal/Tax/Financial

Title:
Leasehold
Legal Desc:

61061

Zoning:
R-1

Remarks

Pub Rmks:

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 alongg 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.

Inclusions:
Property Listed By:

None
KIC Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











