



THE
A-TEAM

**RE/MAX
FIRST**

4 WOLF Close, Rural Rocky View County T3Z1A1

MLS® #: **A2144163** Area: **Redwood Meadows** Listing Date: **06/27/24** List Price: **\$810,000**
 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: **1981**
Lot Information
 Lot Sz Ar: **14,536 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped,Treed**
 Park Feat: **Double Garage Attached**

Finished Floor Area
 Abv Sqft: **1,844**
 Low Sqft:
 Ttl Sqft: **1,844**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt** Construction: **Wood Siding**
 Heating: **Central,Natural Gas** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: **Private Sewer** Water Source: **Private**
 Ext Feat: **Storage** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Convection Oven,Dishwasher,Disposal,Freezer,Garage Control(s),Garburator,Microwave,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Granite Counters,High Ceilings**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	17`0" x 14`9"	Breakfast Nook	Main	38`7" x 26`10"
Dining Room	Main	37`2" x 42`8"	Foyer	Main	18`10" x 40`5"
Kitchen	Main	41`3" x 23`9"	Living Room	Main	40`5" x 64`0"
Living Room	Main	45`5" x 55`9"	2pc Bathroom	Basement	14`3" x 16`5"
Game Room	Basement	120`4" x 59`4"	Storage	Basement	37`2" x 48`11"

Storage
3pc Ensuite bath
Bedroom
Bedroom - Primary

Basement
Second
Second
Second
24`4" x 25`8"
27`1" x 27`11"
38`3" x 28`5"
78`9" x 42`8"

Furnace/Utility Room
4pc Bathroom
Bedroom

Basement
Second
Second
56`4" x 38`10"
18`7" x 26`10"
31`5" x 33`11"

Legal/Tax/Financial

Title:
Leasehold
Legal Desc: **CLSR**

Zoning:
R1

Remarks

Pub Rmks: **Nestled on a serene cul-de-sac bordering the golf course, this exquisite family home sits on a large, meticulously maintained yard. A light-filled foyer welcomes you into a stunning living room featuring lofted, wood paneled ceilings with exposed beams and a graceful wood-burning fireplace, complemented by gleaming hardwood floors throughout. The formal dining area flows seamlessly into the expansive kitchen boasting custom cabinetry, granite countertops, and top-tier appliances. Adjacent, a cozy breakfast nook and patio doors lead to the rear deck, perfect for outdoor dining. The family room, also adorned with a fireplace and patio access, overlooks the tranquil east-facing deck. Upstairs, three bedrooms await, including a master suite with a sitting area and an ensuite bathroom complete with a spacious shower. The fully finished basement offers versatility with a generous living space, ideal for various uses, along with ample shelved storage and another bathroom. Outside, the beautifully landscaped green space features a patio, trees, water feature, and pergola, creating a serene retreat amidst nature's beauty. A spacious, attached 2 car garage provides ample storage and parking convenience. Enjoy Redwood Meadow's abundant community amenities including a golf course, playgrounds, parks, tennis courts, ice rinks, and more. Walk the river paths in the summer and ski them in the winter. This home is also equipped with Starlink connectivity."**

Inclusions:
Property Listed By: **Hot Tub, Star Link Hook Up, Garden Shed, Master Bedroom Custom Wardrobe, Pergola**
CIR REALTY

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











