



THE A-TEAM

RE/MAX FIRST

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

MLS®#: A2166939 Area: Redwood Meadows Listing Date: 09/19/24 List Price: \$799,000
Status: Active County: Rocky View County Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Rural Rocky View County
City/Town: Rural Rocky View County
Year Built: 1981
Lot Information: Lot Sz Ar: 15,246 sqft
Access: Back Yard, Dog Run Fenced In, Landscaped, Treed, Views
Lot Feat: Double Garage Attached, Oversized
Park Feat:

DOM

0
Layout: Beds: 5 (3 2) Baths: 4.0 (4 0) Style: Bungalow
Parking: Ttl Park: 4 Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle Heating: Forced Air, Natural Gas Sewer: Public Sewer Ext Feat: Dog Run, Fire Pit, Other
Construction: Brick, Wood Frame, Wood Siding
Flooring: Carpet, Hardwood, Tile
Water Source: Public
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Built-In Oven, Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Other, Range Hood, Refrigerator, See Remarks, Washer/Dryer Stacked
Int Feat: Breakfast Bar, Built-in Features, Granite Counters, Kitchen Island, Recessed Lighting, See Remarks, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Living Room, Kitchen, Foyer, etc. with their respective levels and dimensions.

Bedroom Main 10`2" x 10`0"
Bedroom Basement 16`0" x 8`8"
3pc Ensuite bath Main 7`9" x 5`11"
3pc Bathroom Main 10`3" x 8`7"
Other Basement 5`0" x 2`1"

Bedroom Main 10`0" x 8`10"
Bedroom Basement 12`3" x 9`0"
4pc Bathroom Main 7`8" x 7`1"
4pc Bathroom Basement 12`7" x 10`0"

Legal/Tax/Financial

Title: Zoning:
Leasehold R-1
 Legal Desc: **61061 CLSR**

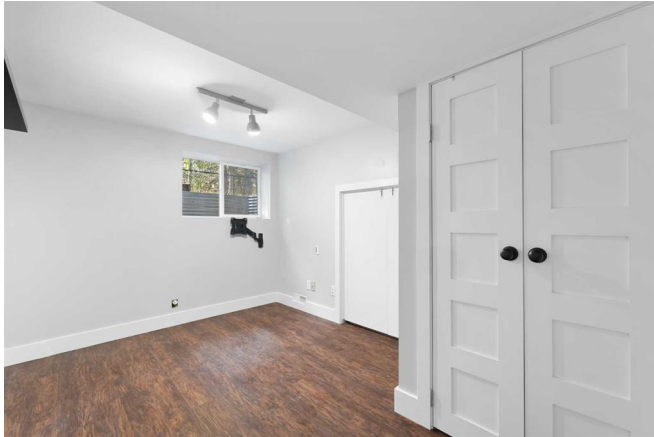
Remarks

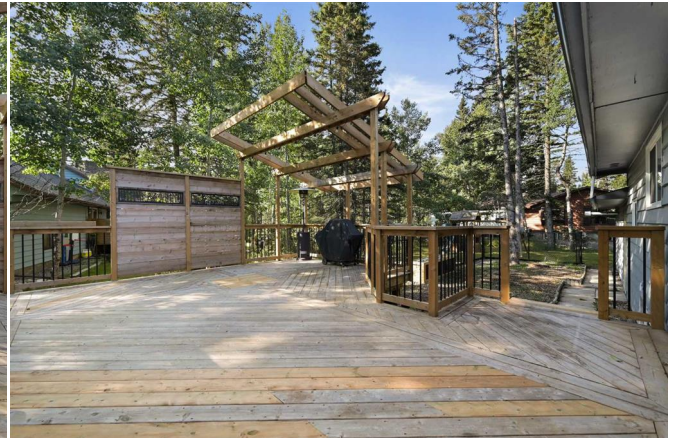
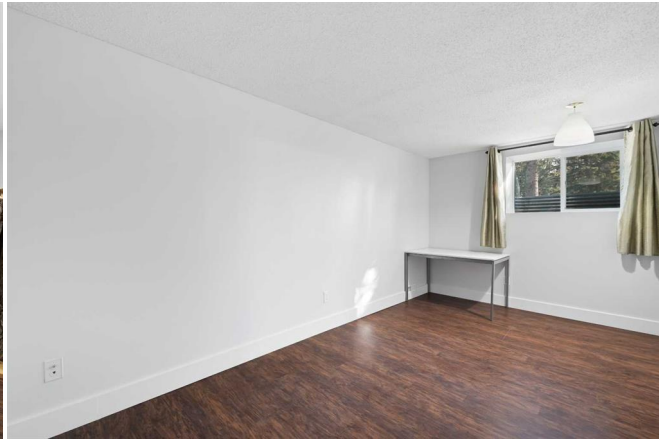
Pub Rmks: **Nestled amongst soaring trees sits this beautifully updated home in a quiet country setting without sacrificing any amenities! The expansive front porch greets guests and entices peaceful morning coffees or quiet evenings watching the sunset. Inside this well-kept sanctuary is ample room for your family to grow with over 3,460 sq. ft. of developed space, 5 bedrooms, 4 bathrooms and 2 kitchens both with 2 sinks! A massive picture window frames tranquil views and streams natural light into the living room also equipped with built-ins for both media and display. Clear sightlines into the dining room are perfect for entertaining. The kitchen inspires culinary adventures with an abundance of 2-toned cabinetry, a built-in wall pantry, granite countertops, a handy tech desk and a large centre island that includes a prep sink and seating. Patio sliders lead to the custom designed deck encouraging a seamless indoor/outdoor lifestyle. Back inside, put your feet up and relax in front of the charming floor-to-ceiling brick encased wood burning fireplace in the family room. Step into the calming oasis of the Primary Bedroom with its own private and stylish ensuite. Two additional bedrooms on this level are spacious and bright with easy access to the 4-piece bathroom. A third 3pc bathroom conveniently houses the laundry with no need to haul loads up and down the stairs. This room also doubles as a cleanup area coming in from the garage. Fully finished, the basement is extremely versatile thanks to the addition of a full kitchen. This makes it ideal for multi-generational living, extended family members, a great summer kitchen or a revenue generating space. The recreation room invites family fun, movie and games nights, and with the bar area the ability to refill drinks and snacks. 2 large Flex spaces add to the flexibility for a gym, hobby space, play area or home office. 2 additional bedrooms are also on this level along with another large full bathroom. Enjoy casual barbeques and time spent unwinding on the 2-tiered deck soaking in the hot tub surrounded by nature. As night falls convene around the built-in firepit and roast marshmallows under the majestic country stars. A play structure is included for the kiddos while the built-in dog run keeps pets safe. Perfectly located within the family-oriented community of Redwood Meadows - a neighbourhood of approximately 350 homes with municipal water, sewer and garbage pickup plus its own local government. This serene community also includes a renowned golf course, hockey rink, groomed cross-country ski trails, soccer fields, tennis courts, a baseball diamonds, a playground and tranquil walking trails that wind around the river. The charming hamlet of Bragg Creek is just 5 minutes away as are endless hiking, biking and cross-country ski trails. Truly an exceptional, move-in ready home in an unsurpassable location! Your piece of paradise awaits!**
 Inclusions: **Garage heater, garage workbench, playground swing/slide set, Hot tub, TV Mounts**
 Property Listed By: **Real Broker**

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









22 REDWOOD MEADOWS DRIVE
 RECA MEASUREMENT BY FANCOLO, CALGARY, AB
 MAIN LEVEL (MSL) - 1,728.58 Sq Ft / 160.31 m²
 TOTAL ABOVE GRADE RMS SIZE - 1,728.58 Sq Ft / 160.31 m²
 BASEMENT DEVELOPED AREA (BSG) - 436.71 Sq Ft / 40.47 m²
 BASEMENT UNDEVELOPED AREA (BSU) - 298.66 Sq Ft / 27.68 m²
 TOTAL AGRI AREA - 3461.75 Sq Ft / 321.60 m²



