



THE
A-TEAM

**RE/MAX
FIRST**

4 WOLF Close, Rural Rocky View County T3Z 1A1

MLS® #: **A2172825** Area: **Redwood Meadows** Listing Date: **10/16/24** List Price: **\$775,000**
 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** Finished Floor Area
 Abv Sqft: **1,947**
 Low Sqft:
 Ttl Sqft: **1,947**
 Year Built: **1981**
Lot Information
 Lot Sz Ar: **14,374 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Cul-De-Sac**
 Park Feat: **Double Garage Detached**

DOM

48
Layout
 Beds: **3 (3)**
 Baths: **3.0 (2 2)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame, Wood Siding**
 Heating: **Forced Air, Natural Gas** Flooring: **Hardwood, Laminate, Tile**
 Sewer: **Private Sewer** Water Source: **Private**
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Convection Oven, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Granite Counters, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`10" x 13`3"	Family Room	Main	12`4" x 19`6"
Kitchen	Main	12`3" x 25`5"	Living Room	Main	14`0" x 17`0"
2pc Bathroom	Main	5`2" x 4`7"	Bedroom - Primary	Second	24`0" x 13`1"
3pc Ensuite bath	Second	8`3" x 8`5"	Bedroom	Second	11`8" x 8`8"
Bedroom	Second	9`7" x 10`3"	4pc Bathroom	Second	5`7" x 8`3"
2pc Bathroom	Lower	4`5" x 4`11"	Game Room	Lower	36`9" x 18`0"

Title: **Leasehold**
Legal Desc: **CLSR61061**

Zoning: **R-1**

Remarks

Pub Rmks: **This inviting 3-bedroom family home is nestled in a peaceful cul-de-sac in the desirable community of Redwood Meadows, offering over 2,900 sq ft of total living space. The welcoming entrance leads into a bright foyer, setting the tone for the home's warmth and comfort. The vaulted living room features a charming wood ceiling, a wood-burning fireplace, and southwest-facing windows that flood the room with natural light. The open dining area flows seamlessly into the spacious kitchen, complete with granite countertops, stainless steel appliances, a sit-up breakfast bar, and plenty of cabinet storage, all overlooking the private backyard. A cozy, sunken family room offers a second wood-burning fireplace, large windows, and access to a generous back deck surrounded by mature trees, with glimpses of the golf course beyond. Upstairs, the primary suite has plenty of space and an updated ensuite, accompanied by two additional bedrooms and a full bathroom. The finished basement provides extra living space, including a recreation room, a 2 piece bathroom, laundry area, and two storage or flex rooms. This property features a hot tub and pergola out back and recent upgrades include: deck re-sanded and painted, landscaping, new door locks, and Starlink internet connectivity. The property also offers a double attached garage and a large driveway, ensuring ample parking for family and guests.**

Inclusions: **Hot Tub, Starlink Hook up, garden shed, master bedroom custom wardrobes, Pergola**
Property Listed By: **Century 21 Bamber Realty LTD.**

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











