



THE
A-TEAM

**RE/MAX
FIRST**

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

MLS®#: **A2178729** Area: **Redwood Meadows** Listing Date: **11/15/24** List Price: **\$810,000**
 Status: **Pending** 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
 Year Built: **1981** Abv Sqft: **2,440**
 Lot Information Low Sqft:
 Lot Sz Ar: **14,810 sqft** Ttl Sqft: **2,440**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Private,Treed**
 Park Feat: **Double Garage Attached**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Fire Pit,Private Yard**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Hardwood,Laminate,Tile**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**
 Int Feat: **Breakfast Bar,Built-in Features,High Ceilings,Kitchen Island,Natural Woodwork,Pantry,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`7" x 17`1"	Family Room	Main	19`3" x 13`8"
Kitchen	Main	18`4" x 11`2"	Pantry	Main	5`8" x 5`5"
Dining Room	Main	15`0" x 12`0"	Foyer	Main	13`3" x 6`10"
Mud Room	Main	9`3" x 4`2"	Den	Main	11`10" x 8`6"
Laundry	Main	8`6" x 7`6"	Walk-In Closet	Upper	4`11" x 4`4"
Bedroom - Primary	Upper	14`6" x 13`3"	Bedroom	Upper	10`11" x 10`8"

Bedroom
4pc Ensuite bath

Upper
Upper

10`10" x 9`1"
8`7" x 5`11"

3pc Bathroom
4pc Bathroom
Legal/Tax/Financial

Main
Upper

7`3" x 5`8"
7`4" x 7`3"

Title:
Leasehold
Legal Desc:

61061 CLSR

Zoning:
R-1

Remarks

Pub Rmks:

Escape to the serenity of country living in this stunningly updated chalet-style home, nestled among towering trees in the amenity-rich community of Redwood Meadows. A true retreat from the everyday, this home exudes warmth and charm, combining modern sophistication with the timeless beauty of nature. Step inside and be greeted by soaring wood-vaulted ceilings that crown both the living and family rooms, casting a cozy glow as they frame the wood-burning fireplaces—a perfect setting for fireside evenings and quiet moments. The kitchen is a haven for culinary creativity, seamlessly blending modern country elegance with functionality. A custom butcher block island invites gatherings, while wood cabinets, a walk-in pantry, a gas stove, stainless steel appliances, and subway tile accents set the stage for gourmet adventures. The tech nook tucked nearby offers a space to stay connected, whether for homework or catching up on emails. Adjacent, the dining room shimmers under designer lighting, with open sightlines into the kitchen that make entertaining effortless. A private den on the main level is an inspiring workspace with views that will make productivity a pleasure. The main floor also features a convenient laundry room with a sink and a 3-piece bathroom, ensuring practicality without compromising on style. Upstairs, gleaming hardwood floors and oversized windows carry you into the sanctuary of the primary bedroom. Wake up each day to tranquil treetop views in this warm chalet retreat, complete with a spa-like 4-piece ensuite and a walk-in closet. Two additional bedrooms are equally impressive, bright and spacious with oversized windows framing the picturesque surroundings, and they share easy access to a beautifully updated full bathroom. The basement awaits your dream development with ample space for anything else on your wish list. Outside, the magic of this home truly comes alive with three expansive decks that embrace the forested landscape. Host summer barbecues, sip coffee in the morning sun, or unwind under a blanket of stars amidst the peaceful rustling of leaves. Located in the enchanting community of Redwood Meadows, this home is more than a residence—it's a lifestyle. This close-knit neighborhood of approx 350 homes offers municipal water, sewer, and garbage services, as well as its own local government. Outdoor enthusiasts will revel in the wealth of amenities, from a hockey rink, soccer fields, and tennis courts to a playground, golf course, and wooded walking trails along the river. The area comes alive year-round with groomed cross-country ski trails, BMX circuits, hiking, biking, and endless opportunities to explore. Just five minutes away, the charming hamlet of Bragg Creek offers local shops, cafes, and small-town charm. This extraordinary home is move-in ready and waiting for you to create memories in a location that is simply unsurpassable.

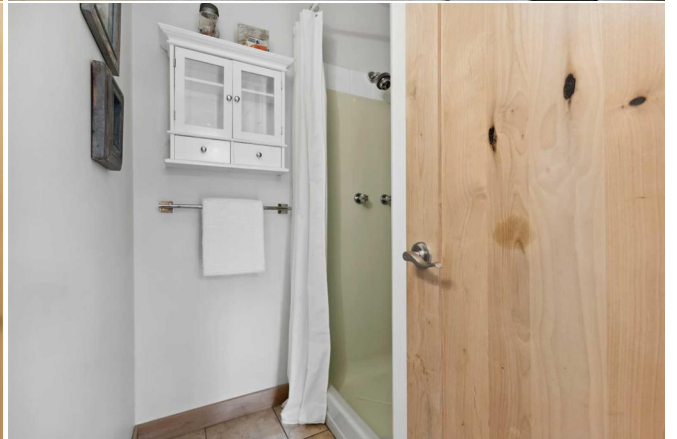
Inclusions:
Property Listed By:

Humidifier (As Is)
Real Broker

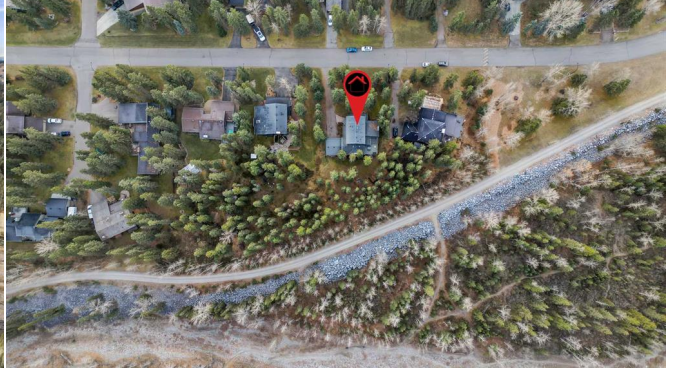
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

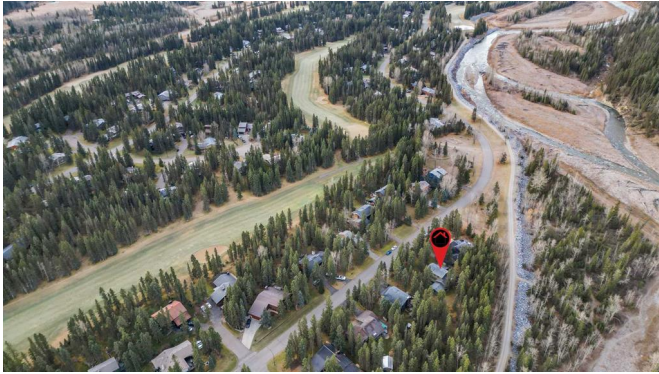












49 REDWOOD MEADOWS DRIVE

MEASUREMENT STANDARDS - CALIFORNIA
MAIN LEVEL (AG) - 1670.24 Sq. Ft. / 155.17 m²
UPPER LEVEL (AG) - 178.88 Sq. Ft. / 16.46 m²
TOTAL ABOVE GRADE RMS SIZE - 1849.12 Sq. Ft. / 171.63 m²
UNDEVELOPED BASEMENT (UG) - 1670.24 Sq. Ft. / 155.17 m²
TOTAL AG/UG AREA - 3519.36 Sq. Ft. / 326.80 m²

