

\$878,000 - 76 Redwood Meadows Drive, Rural Rocky View County

MLS® #A2212598

\$878,000

3 Bedroom, 3.00 Bathroom, 2,571 sqft
Residential on 0.40 Acres

Redwood Meadows, Rural Rocky View County, Alberta

This welcoming, move in ready, 3-bedroom family home is situated at the end of a peaceful cul-de-sac within the desirable community of Redwood Meadows. Offering over 2571 sq ft of living space, the home features a vaulted entrance with abundant natural light and showcases a spacious staircase, setting an inviting atmosphere. The vaulted living room includes a grand stone, wood-burning fireplace, a charming exposed wood beam ceiling, and southwest-facing windows that fill the room with natural light. The dining area with a large built in cabinet seamlessly connects to the updated kitchen, complete with quartz countertops, stainless steel appliances, island, and ample cabinet storage all overlooking the very private backyard. A sunken family room offers a wood stove, large windows, and access to a secluded back deck surrounded by mature trees, with glimpses of the nearby golf course. The main level includes a convenient 2-piece bathroom, laundry/mud room with access to the side yard, hidden dog run and garage. Upstairs, the primary suite features a gorgeous vaulted ceiling and an updated ensuite as well as a versatile space for a workout area or den. Alongside two additional well-sized bedrooms and another updated bathroom. Additional updates include a new roof and skylight in 2018, mostly new windows installed between



2018 and 2021, front door and some updated siding, a wood burning stove and slate in the family room and a garage heater as well as landscaping enhancements over the years.

Built in 1981

Essential Information

| | |
|----------------|----------------|
| MLS® # | A2212598 |
| Price | \$878,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,571 |
| Acres | 0.40 |
| Year Built | 1981 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------------|
| Address | 76 Redwood Meadows Drive |
| Subdivision | Redwood Meadows |
| City | Rural Rocky View County |
| County | Rocky View County |
| Province | Alberta |
| Postal Code | T3Z 1A3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, High Ceilings, Walk-In Closet(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings |

| | |
|-----------------|----------------------------------------|
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Family Room, Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Crawl Space, None |

Exterior

| | |
|-------------------|-------------------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Cul-De-Sac, Many Trees, On Golf Course, Private |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 26th, 2025 |
| Days on Market | 2 |
| Zoning | R1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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