

**74 Redwood Meadows Drive  
Rural Rocky View County, Alberta**

**MLS # A2280094**



**\$845,000**

**Division:** Redwood Meadows

**Type:** Residential/House

**Style:** 1 and Half Storey

**Size:** 2,055 sq.ft. **Age:** 1978 (48 yrs old)

**Beds:** 3 **Baths:** 3

**Garage:** Double Garage Attached

**Lot Size:** 0.34 Acre

**Lot Feat:** Corner Lot, Cul-De-Sac, Treed

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Private Sewer

**Roof:** Asphalt

**Condo Fee:** -

**Basement:** Crawl Space

**LLD:** -

**Exterior:** Wood Frame, Wood Siding

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bookcases, Closet Organizers, Kitchen Island, Natural Woodwork, No Smoking Home, Soaking Tub

**Inclusions:** N/A

Welcome to this beautifully updated home on a spacious, treed corner lot on the quiet side in the heart of Redwood Meadows! Step inside and you'll immediately notice the inviting flow and many thoughtful features. The main level boasts a large kitchen with high-end stainless-steel appliances, warm hardwood floors, two stunning brick fireplaces, and an open layout that's perfect for both relaxing and entertaining. A well-positioned den adjacent to a newly renovated 3 pc bathroom off the foyer offers flexibility for a home office or guest space. Upstairs, you'll find a generous primary suite with a stylish en-suite bath, along with a second bedroom and additional upgraded bathroom. The home's character shines through with custom finishes and quality craftsmanship throughout. One of the newest additions is the large, charming front mud room, a practical and stylish space that makes coming home a delight after your outdoor pursuits to drop off your gear for all the seasons. Outside, enjoy a large private well maintained natural country yard with mature trees, a covered rear deck, river rock fire pit and sunny front patio to soak in the great outdoors. There is a versatile shed complete with its own verandah, ideal for storage or a creative retreat. Redwood Meadows offers a vibrant community with amenities including a golf course, tennis and basketball courts, and easy access to the Elbow River. Plus, you're just steps from trails for hiking, biking, and cross-country skiing. This home combines comfort, functionality, and a touch of rustic elegance, don't miss this chance to make it yours!