

**5 Wolf Drive
Rural Rocky View County, Alberta**

MLS # A2162250



\$799,800

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,130 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Asphalt, Double Garage Attached, Garage Door Opener, C		
Lot Size:	0.35 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Level, Many Trees, On		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Recessed Lighting, Sauna, Skylight(s), Storage, Vaulted Ceiling(s), Wood Windows		
Inclusions:	N/A		

Nestled in the peaceful surroundings of Redwood Meadows, just minutes from Bragg Creek, this enchanting 4-bedroom, 3.5-bathroom family home offers 3,500 sq/ft of total living space and promises a lifestyle of tranquility. As you step inside, a grand two-story foyer welcomes you, leading into the family room where vaulted cedar ceilings, hardwood floors and a floor-to-ceiling brick wood-burning fireplace create a cozy yet expansive feel. The kitchen features stainless steel appliances and has a breakfast nook that is perfect for gathering, overlooking an oversized deck ideal for outdoor entertaining. A charming dining room, complete with its own wood-burning fireplace, is great for family gatherings. The spacious home office at the front of the house is perfect for remote work. The main-floor primary retreat is a true sanctuary, offering a private ensuite and access to a secluded deck with stunning views of the backyard and golf course. A renovated laundry room with direct access to the insulated double garage completes the main level. Upstairs, you'll find two generously sized bedrooms that share a bright 3-piece bathroom and a cozy loft space that overlooks the living room and entry. The lower level is designed for fun and relaxation, featuring a massive rec room, perfect for a home theater or games area. A large bedroom with a 3-piece ensuite and sauna makes an ideal guest suite or teen retreat. Outside, the expansive deck and large, sun-filled yard are perfect for entertaining or simply enjoying your morning coffee while watching deer meander by. The yard offers direct views of the golf course, providing a peaceful and picturesque backdrop. With only one neighboring property, you'll enjoy ultimate privacy. The home's location is just steps from community amenities, including a soccer field, tennis and basketball courts, a baseball diamond, playground,

and an outdoor hockey rink. This property is a must-see for families seeking the perfect blend of nature and community living. Schedule your private showing today and discover the magic of Redwood Meadows!