

# \$634,000 - 72 Redwood Meadows Drive, Rural Rocky View County

MLS® #A2246788

**\$634,000**

2 Bedroom, 3.00 Bathroom, 2,321 sqft  
Residential on 0.46 Acres

Redwood Meadows, Rural Rocky View County, Alberta

Situated on one of the largest and most desirable lots in Redwood Meadows, this .46-acre property offers natural beauty, and backs directly onto the golf course, a park and the river pathway system is just down the street.. Being sold by the original owner that built the house and it has been maintained exceptionally well. Surrounded by mature trees and set in a peaceful location, this spacious mid-century modern home exudes charm and character, with over 2,320 sq ft of living space. Inside, you'll find a bright, open-concept layout filled with natural light from large windows and multiple skylights. The expansive vaulted living room features a striking stone fireplace and provides access to a stunning updated composite deck with glass railings—perfect for enjoying your serene, wooded backyard. The home includes two large bedrooms plus a den, which could easily be converted into a third bedroom. The spacious dining room also opens to the deck through patio doors, offering seamless indoor-outdoor living. The kitchen is well-equipped with ample cabinetry and counter space, a central island with seating, a desk area, a walk-in pantry, and a newer cooktop. A cozy family room with a second wood-burning fireplace, wet bar, and additional access to the deck provides the perfect space for entertaining. The main floor also includes a



convenient half bath for guests, a laundry room with a newer stackable washer/dryer set, and direct access to the oversized, insulated, and drywalled double garage. The utility room is above ground and located in the garage. A garden shed in the backyard offers extra storage. Upstairs, youâ€™ll find a generously sized primary suite featuring a full ensuite bath, a walk-in closet, plus additional closet space. A second spacious bedroom and a separate 3-piece bathroom complete the upper level. Recent upgrades include newer furnaces, hot water tank, water softener, shingles, front door, garage door, and deck. While some updating may be desired, this home offers incredible potential and a truly one-of-a-kind setting. Donâ€™t miss this opportunity to own a timeless property in the heart of Redwood Meadows.

Built in 1980

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2246788                         |
| Price          | \$634,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 2                                |
| Half Baths     | 1                                |
| Square Footage | 2,321                            |
| Acres          | 0.46                             |
| Year Built     | 1980                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 72 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, Additional Parking |
| # of Garages   | 2                                          |

### Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, French Door, Kitchen Island, Natural Woodwork                                                          |
| Appliances        | Built-In Oven, Dishwasher, Induction Cooktop, Refrigerator, Washer/Dryer, Window Coverings, Trash Compactor |
| Heating           | Forced Air                                                                                                  |
| Cooling           | None                                                                                                        |
| Fireplace         | Yes                                                                                                         |
| # of Fireplaces   | 2                                                                                                           |
| Fireplaces        | Wood Burning                                                                                                |
| Has Basement      | Yes                                                                                                         |
| Basement          | None, Crawl Space                                                                                           |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Awning(s), Garden, Private Yard       |
| Lot Description   | Garden, Views, On Golf Course, Wooded |
| Roof              | Asphalt Shingle                       |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 10               |
| Zoning         | R1               |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Seller Direct Real Estate |
|----------------|---------------------------|

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