

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

**MLS # A2215486**



**\$600,000**

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,785 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

REDWOOD MEADOWS - Unsurpassable location &ndash; YOUR PIECE OF PARADISE within this family orientated Community. The Serene walking and cross-country ski trails that wind around the river and throughout the Bragg Creek Provincial Park are at your doorstep and will have you stepping outside. This is a year&shy; round outdoors enthusiasts&rsquo; delightful community that includes a hockey rink, soccer fields, pickle ball & tennis courts, skateboard park, renowned golf course, playground and hosts many events throughout the year for your enjoyment. Quaint shopping and restaurants of Bragg Creek, and all the amenities the city of Calgary has to offer, are just minutes away. The property itself hosts a 4 bedroom, 4 bath, 2700+ Sq.Ft. 2-storey home that includes a loft. It is nestled amongst majestic evergreens on a &frac12; acre corner lot in Redwood Meadows. The structure is good and has a newer roof and is ready for your personal finishing touches to make it your dream home. Features include gorgeous Vaulted Cedar Ceilings that showcase the floor to ceiling Brick Faced Wood Burning Fireplace, a Spiral Staircase to the Loft, Sliders from the Formal Dining Room that lead to the Front Deck, Family Room that leads to the Back Deck to further enhance the outdoor living experience. this property is sold 'AS-Is. There is plenty of space and the potential to become the home of your dreams