

49 Wolf Drive
Rural Rocky View County, Alberta

MLS # A2230480



\$779,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,025 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.32 Acre		
Lot Feat:	Many Trees, No Neighbours Behind, On Golf Course, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	contact for details		

Discover the perfect blend of nature, comfort, and character in this charming two-storey home nestled in the sought-after community of Redwood Meadows—set along the Elbow River and at the edge of the spectacular Kananaskis region. With over 2,600 sq.ft. of living space, this warm and inviting home offers direct access to a vibrant lifestyle: 18-hole golf course, hiking and biking trails, cross-country skiing, sports fields, and more—all just steps from your door. The main level welcomes you with vaulted and beamed ceilings throughout the living, dining, and kitchen areas. A bright and functional kitchen features wood cabinetry, a central island with seating, ample storage, and a skylight that floods the space with natural light. Adjacent to the kitchen, a cozy family room centers around a brick-faced wood-burning fireplace with gas assist and opens through patio doors to a covered and screened private deck overlooking a tranquil forest and the golf course—perfect for year-round enjoyment. A versatile bedroom or den, full 3-piece bath, laundry-equipped mudroom, and access to the double attached garage with built-in workshop complete the main floor. Upstairs, vaulted ceilings continue in all three bedrooms. The spacious primary retreat includes a luxurious 5-piece ensuite with a large dual-sink vanity, walk-in closet, steam shower, jacuzzi tub with serene forest views, additional built-in storage, and private toilet room. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. The lower level offers even more space with a large family or games room, an additional bedroom (non-egress window), and a substantial utility/storage room. This is a rare opportunity to own a well-crafted home on a beautifully treed lot, offering peace, privacy, and endless recreation—all within a welcoming and engaged

community.