

\$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, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop, 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	Garden, Private Yard, Awning(s)
Lot Description	Garden, On Golf Course, Views, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2025
Days on Market	12
Zoning	R1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.