

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

**MLS # A2246657**



**\$869,900**

|                  |                                                   |               |                   |
|------------------|---------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Redwood Meadows                                   |               |                   |
| <b>Type:</b>     | Residential/House                                 |               |                   |
| <b>Style:</b>    | 1 and Half Storey, Acreage with Residence         |               |                   |
| <b>Size:</b>     | 2,955 sq.ft.                                      | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 3                                                 | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | RV Access/Parking, Single Garage Attached         |               |                   |
| <b>Lot Size:</b> | 0.37 Acre                                         |               |                   |
| <b>Lot Feat:</b> | Front Yard, Low Maintenance Landscape, Many Trees |               |                   |

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Hardwood, Tile

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** See Remarks

**LLD:** -

**Exterior:** Brick, Wood Frame, Wood Siding

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bar, Bookcases, Granite Counters, Kitchen Island, Natural Woodwork, See Remarks

**Inclusions:** N/A

28 Wolf Drive is unmistakably Redwood Meadows—towering evergreens, wide skies, and the whisper of the Elbow River nearby. Yet here, in this unique leasehold community, you'll find both a home and a lifestyle: connected, grounded, and entirely your own. The home itself is surrounded by mature trees and natural pathways. Inside, vaulted wood ceilings, picture windows, and a central stone fireplace speak to a life lived close to the land—yet without sacrifice. The kitchen is bright and open, looking out into the trees, and designed for both everyday use and quiet gatherings. Hardwood floors ground the main level, which includes 3 cozy bedrooms and thoughtful nooks—ideal for readers, makers, or remote work. Upstairs, the loft is a true bonus, with additional living space that invites guests, recreation, or creativity. A guest area, sunny workshop, media area, or studio space could easily evolve here, 2 additional bedrooms are tucked in, along with a full bathroom, inviting free standing gas fire place and large sunny balcony. This space is connected to the outdoors and infused with light. Extensive updates were completed between 2021–2023. The kitchen was renovated with new counters, appliances, sink, faucet, and lighting. Flooring was replaced with luxury vinyl plank, and the main bathroom was updated with new tile, cabinetry, and fixtures. The exterior was professionally painted, several windows were replaced, and the deck was reinforced with new aluminum railings. Key systems were upgraded with new plumbing lines, a hot water tank, partial electrical rewiring, and a new insulated garage door with opener. The basement was refreshed with new flooring, paint, and lighting. Eavestroughs and drainage were improved, and the fireplace chimney was repaired. Additional comfort features include furnace and duct servicing, and a

water filtration system. Step outside to an expansive back deck overlooking the forest and Golf course. Wildlife moves freely and the silence is calming There's space for food growing, fireside evenings, or morning stillness with coffee and the hum of the wind in the trees. What makes Redwood Meadows so rare is not just the land—but the people. A tight-knit community with tennis courts, ice rinks, trails, a fire department, and a community center, Redwood is known for its independence and soul. It sits just minutes from Bragg Creek's amenities, Kananaskis trails, and under 40 minutes to downtown Calgary via the newly completed Stoney Trail. Redwood Meadows is leasehold land with a monthly community fee currently \$216.00 per month