



Peaceful Country Living
9 Redwood Meadows Close

proudly presented by
Deborah Clark


Century 21
FINE HOMES
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BAMBER REALTY LTD.

IT'S TIME TO LOVE WHERE YOU LIVE

Beautifully maintained 4 bedroom family home with 1744 sq. ft. of comfortable living space. Set on a good sized lot in Redwood Meadows, just minutes from the Elbow River pathways.



PRIVATE FAMILY HOME IN A PEACEFUL FOREST SETTING

Incredible value in this 4 bedroom family home, tucked away on one of Redwood Meadow's most peaceful cul-de-sacs, just a short stroll to the Elbow River, community centre, playgrounds and sports field. Meticulously cared for and updated throughout, with 1744 sq. ft. of comfortable living space and great curb appeal. Highlights include new carpet and higher-end laminate flooring, a custom stone wood burning fireplace, east and south facing semi-wrap deck, and a good sized lot with open spaces and forested privacy front and back. New roof, eavestroughs, and exterior paint in 2009, fresh interior paint in 2011, and a beautifully consistent design theme throughout. Perfect for those looking for a country lifestyle in a friendly, family oriented community close to Calgary services.



After a long day, you'll appreciate coming home to this quiet country retreat...



Spacious and welcoming, with a full closet and built-in hall console, the front foyer leads to a lovely arched doorway and into the family room. The front door includes a phantom screen, and provides easy access to the double attached garage and RV pad.

WARM AND INVITING

The centerpiece of the home and a comfortable spot to relax and unwind, the living room and dining area is a natural gathering area for family and friends.



The living room and dining area is open and bright — a feeling that extends throughout the home.



...with wrap-around evergreen forest views visible our every window.



A SWEET SPOT TO RELAX AND UNWIND

With abundant natural light illuminating the space, the living room is a sweet spot to curl up and relax — especially in the early evening when the heavenly western light floods in. This is a settled space with calm, contemporary colours, global traditional design elements, and a large bay window overlooking the landscaped yard. The spacious dining area comfortably seats 6-8, and has access to the south facing deck — perfect for formal sit down dinners and outdoor entertaining.



CURL UP AROUND THE FIREPLACE

On cool fall and winter days you can curl up around the custom stone wood burning fireplace and gaze out to tranquil woodland views.



A FAMILY GATHERING PLACE

The kitchen and adjoining sunken family room are sure to be a popular family gathering place. You'll enjoy meal preparation in the well planned galley kitchen. The kitchen features easy-to-clean ceramic tile flooring, solid wood cabinets, lots of counter space, a gas stove top, wall oven, double door fridge, and a built-in telephone counter. There is an eating area just off the kitchen with access to the east facing deck and secluded back yard — perfect for morning coffee, a late afternoon read or BBQ get-togethers.

The family room features a custom stone wood burning fireplace with gas starter and ash mantle, new carpeting, ash wall finishings and a lovely arched doorway and feature wall that give the room real character. Also on the main level you'll find the laundry room, a 2 piece power room, and the 4th bedroom with full closet. Currently used as a home office, this room would also work well as a studio or den. The spacious, undeveloped basement — which has never flooded! — has a cold room and workshop, and is ready to be transformed into whatever would suit your lifestyle.



The kitchen has an efficient galley design, plenty of cabinet and counter space, and easy access to the sunny back deck.



The galley style kitchen features ceramic tile flooring, a well planned work space, and lots of storage and prep counters — everything is within easy reach.

THREE BEDROOMS ON THE UPPER LEVEL

This home has three good-sized bedrooms upstairs — the master suite, and two additional bedrooms with an adjacent 4-piece bath.



The bedrooms each have a full closet, forest views, brand new carpet, and like the rest of the home, are neat as a pin.



A calm space with lovely woodland views, the master bedroom is...just right.



LOVELY MASTER SUITE OVERLOOKING A PRIVATE EXPANSE OF EVERGREENS

The peaceful master suite features cozy new carpeting, tranquil forest views, two spacious closets and an ensuite bath with separate shower and a double sink, custom finished vanity. Also on the upper level are two additional bedrooms, each with a full closet, that share an adjacent 4 piece bathroom — perfect for kids or guests.



The upgraded semi-wrap deck is very private, and has east and south exposures — an excellent spot for container gardening, or soaking up the sun.



COUNTRY LIVING -- CLOSE TO THE CITY

This special property is just as inspiring outside, as in. There are sunny, protected spaces for gardening, established perennial beds to tend, plenty of lawn areas for the kids to play, and forested areas just waiting for a hammock or tree fort. Perfectly located just 5 minutes to the services and schools in Bragg Creek, an easy 25 minute commute to Calgary, and 15 minutes down the road to Kananaskis Country and some of the best recreation in southern Alberta. There's nothing to do but move in and make it your own.





THE GREAT OUTDOORS

If you like the idea of living where nature is bigger than you, then you'll love this property. In addition to the green space in your own backyard, the scenic Elbow River is less than 5 minutes away by foot, with many great spots to explore, run the dog, raft, or just cool off on a summer day.



*“There is always music amongst the trees and the garden,
but our hearts must be very quiet to hear it.”*

M. Aumonier



Deborah Clark
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