



THE
A-TEAM

**RE/MAX
FIRST**

8 MANUEL GROVE LANE , Rural Rocky View County T1K 0K5

MLS®#: **A2109034**

Area: **NONE**

Listing Date: **03/01/24**

List Price: **\$1,090,000**

Status: **Pending**

County: **Rocky View County**

Change: **-\$60k, 24-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Rural Rocky View

Finished Floor Area

County

Abv Sqft:

1,639

Year Built:

1991

Low Sqft:

Ttl Sqft:

1,639

Lot Information

Lot Sz Ar:

261,392 sqft

Lot Shape:

DOM

79

Layout

Beds:

6 (3 3)

Baths:

2.0 (2 0)

Style:

**4 Level Split,Acreage
with Residence**

Parking

Ttl Park:

0

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Lawn,Garden,Many Trees,Private

220 Volt Wiring,Double Garage Attached,Electric Gate,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Asphalt**

Heating: **Central**

Sewer: **Septic Field,Septic Tank**

Ext Feat: **Balcony,Playground,Private Yard**

Construction:

Stucco

Flooring:

Carpet,Hardwood,Laminate,Parquet

Water Source:

Well

Fnd/Bsmt:

Wood

Kitchen Appl:

Bar Fridge,Dishwasher,Range Hood,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator

Int Feat:

Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Walk-In Closet(s)

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	4`9" x 5`6"	Living Room	Main	17`4" x 14`1"
Kitchen With Eating Area	Main	21`1" x 14`1"	Pantry	Main	3`9" x 2`0"
4pc Bathroom	Upper	11`1" x 11`8"	Bedroom	Upper	14`6" x 10`11"
Bedroom	Upper	11`9" x 14`6"	Bedroom - Primary	Upper	14`6" x 14`6"
Balcony	Upper	11`4" x 5`9"	Bedroom	Lower	11`6" x 14`5"
Den	Lower	11`2" x 14`5"	Mud Room	Lower	7`9" x 4`9"
3pc Bathroom	Lower	6`5" x 6`10"	Laundry	Lower	10`11" x 10`7"
Bedroom	Lower	9`11" x 14`5"	Hobby Room	Basement	14`10" x 13`10"
Bedroom	Basement	17`4" x 13`6"			

Title:
Fee Simple
Legal Desc:

Zoning:
R-Rur

9111836

Remarks

Pub Rmks:

8 Manuel Grove Lane! Located only minutes from Chestermere, Glenmore Trail & Stony Trail! This property offers Country Comfort and City Convenience!! Over 3000 sq ft of living space! The layout of this six bedroom, four level split offers something for everyone in the family! Located on 6 +/- acres, there is plenty of room for your family and friends to enjoy! Bring your HORSE, the acreage is fenced! There is an attached HEATED double car garage (measuring approx 29'6 x 25'4) and a separate 'Pole Shed' (measuring approx 42' x 40') The door is approx 11'6" x 14' wide. The living room boasts a cozy gas fireplace and the kitchen is bright and spacious complete with a built in table and island. The upper level features three bedrooms along with a spacious bath with a separate shower & soaker tub! The primary bedroom has a walk in closet and its own private balcony! The two lower levels host bedrooms 4, 5 & 6 and a three piece bath. There is a workshop area along with plenty of storage! The pole shed is definitely a bonus for someone requiring additional storage and the children will enjoy playing on the playhouse and trampoline! This home has been meticulously maintained over the years. The two hot water tanks were replaced approx 2023, roof shingles replaced approx 2015. The robot grass cutter is also included along with the security system and cameras!! The property has the potential to use as a small business! Call to schedule your showing!

Inclusions:
Property Listed By:

**LIFT IN POLE SHED, TV mount, Playground Equipment, Trampoline, Security System (cameras 'as is', Gate Control, Robot Grass Cutter
Stonemere Real Estate Solutions**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











