



THE
A-TEAM

**RE/MAX
FIRST**

1 MANYHORSES Park, Rural Rocky View County T3Z 1A2

MLS® #: **A2112545** Area: **Redwood Meadows** Listing Date: **03/12/24** List Price: **\$978,000**
Status: **Active** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Rocky View County** Finished Floor Area
Year Built: **1984** Abv Sqft: **2,122**
Low Sqft:
Ttl Sqft: **2,122**
Lot Information
Lot Sz Ar: **15,682 sqft**
Lot Shape:

Access:
Lot Feat: **Corner Lot,Cul-De-Sac,Many Trees**
Park Feat: **Double Garage Attached,Paved**

DOM

68
Layout
Beds: **4 (3 1)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Fire Pit**

Construction: **Cedar,Concrete**
Flooring: **Hardwood**
Water Source: **Public**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Washer,Water Softener,Window Coverings,Wine Refrigerator**
Int Feat: **Ceiling Fan(s),French Door,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
Office	Main	10`1" x 11`2"
Laundry	Main	9`7" x 9`10"
Foyer	Main	6`9" x 7`5"
Breakfast Nook	Main	10`6" x 13`3"
4pc Bathroom	Upper	7`2" x 7`2"
Bedroom	Upper	9`6" x 13`5"

Room	Level	Dimensions
Living Room	Main	21`5" x 14`9"
Kitchen	Main	17`2" x 13`3"
Dining Room	Main	15`0" x 13`0"
3pc Bathroom	Main	6`2" x 8`4"
4pc Ensuite bath	Upper	7`2" x 7`0"
Bedroom	Upper	11`2" x 10`3"

Bedroom - Primary Game Room	Upper Basement	13`6" x 13`1" 22`8" x 26`8"	Bedroom	Basement	18`9" x 9`4"
Legal/Tax/Financial					
Title: Leasehold	Zoning: R-1				
Legal Desc:	67487	Remarks			
Pub Rmks:	Recently renovated with meticulous attention to detail, this Redwood Meadows property boasts a professionally designed overhaul completed in 2022/2023. Notable enhancements include the removal of three interior walls with new support beams installed, vaulted ceilings with engineering reports, and the addition of large windows in the master bedroom and living room. Luxx triple-paned windows were installed throughout, along with upgraded electrical wiring and a new electrical panel. The interior showcases solid wood doors, pocket doors, and LED pot lighting, with SMART home features for convenience. The kitchen showcases custom-built cabinets, high-end appliances, and a Caribou maple countertop with a ten-foot island. The living room features a WETT-certified Regency wood-burning stove and engineered ash hardwood flooring. In the laundry room, Samsung appliances complement quartz countertops, while the powder room offers low-flush bidet toilets and rainfall shower hardware. The master suite includes a custom-built walk-in closet, and the ensuite features expanded tile showers and his/her sinks. 2 additional bedrooms and another full bathroom complete the upper level. Additional features include a studio with French pocket doors, wired den for internet, and LED lighting throughout. Lower level features a family room that had new carpet in 2013, extra bedroom and plenty of storage. The exterior boasts newly paved driveways, expanded decks, greenhouse and landscaped gardens with cedar raised and fenced beds. This meticulously upgraded property offers modern amenities and timeless charm in every detail.				
Inclusions:	hot tub, garage shelving, greenhouse, garden fencing				
Property Listed By:	Century 21 Bamber Realty LTD.				

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











