



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**53 MANYHORSES Drive, Rural Rocky View County T3Z 1A2**

MLS® #: **A2120786** Area: **Redwood Meadows** Listing Date: **04/06/24** List Price: **\$745,000**  
Status: **Active** County: **Rocky View County** Change: **-\$10k, 26-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County** Finished Floor Area  
Year Built: **1990** Abv Sqft: **2,121**  
Low Sqft:  
Ttl Sqft: **2,121**  
Lot Information  
Lot Sz Ar: **16,117 sqft**  
Lot Shape: **7.31 x 62.42**

Access:  
Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **4 Level Split**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer: **Other**  
Ext Feat: **Dog Run,Private Yard**

Construction: **Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source: **See Remarks**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,Sauna,Stone Counters,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`6" x 11`11"	Kitchen	Main	15`1" x 11`9"
Laundry	Main	7`10" x 6`1"	Living Room	Main	19`5" x 15`3"
Mud Room	Main	14`8" x 7`4"	4pc Bathroom	Second	7`10" x 8`2"
3pc Ensuite bath	Second	7`9" x 5`11"	Bedroom	Second	11`4" x 9`0"

Bedroom  
Family Room  
Game Room  
Storage

Second  
Lower  
Basement  
Basement

9`3" x 13`5"  
22`11" x 20`6"  
14`5" x 14`7"  
13`10" x 18`10"

Bedroom - Primary  
4pc Bathroom  
Game Room

Second  
Lower  
Basement

13`2" x 12`10"  
7`8" x 6`11"  
14`5" x 21`10"

Legal/Tax/Financial

Title:  
**Leasehold**  
Legal Desc:

Zoning:  
**R-1**

**cls67487**

Remarks

Pub Rmks: **\*30k price reduction\* WOW, this nicely upgraded 4 Level split is sure to please, new backsplash and quartz counter tops, this open concept has new Vinyl plank flooring though out. 2 new furnaces, thermostats, fire alarms and light fixtures, as well as many other tasteful upgrades. Lots of light in this open concept 4 level spit 21sa sq feet with fully developed basement. As you walk in your are welcomed to into a large Living room with beautiful stone wall fireplace, opening onto Dining room and kitchen with plenty of light from the south facing balcony doors opening on to the ample size deck with hot tub, Great for entertaining. Upstairs you will find Master bedroom and en-suite with Dual sinks and stand up shower. 2 more good sized bedrooms and a main bath with a jetted tub The 3rd level boast a huge Family room with a stone feature wall. That matches the Fire place in living room, and another bathroom. 4th level has nice reading nook with open to above to formal living room on main level lower levels have easy access to upper levels as well. Outside you will find a shed, greenhouse and over size double garage plus plenty of driveway parking. Redwood meadows has plenty of recreation, skate park, parks, golf course with restaurant. Close to K- country walking path and mountain activities. All this and only 5 minute drive to Bragg Creek and the amenities there like Grocery store, fine dining, gas station and more**

Inclusions: **2nd fridge, freezer, hot tub, shed, greenhouse**

Property Listed By: **RE/MAX House of Real Estate**

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























