



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**5 MANYHORSES Circle, Rural Rocky View County T3Z 1A2**

MLS® #: **A2121893** Area: **Redwood Meadows** Listing Date: **04/11/24** List Price: **\$869,000**  
Status: **Pending** County: **Rocky View County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Rocky View County**  
Year Built: **1984**  
Lot Information  
Lot Sz Ar: **18,295 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,282**  
Low Sqft:  
Ttl Sqft: **2,282**

DOM

**38**  
Layout  
Beds: **4 (3 1 )**  
Baths: **3.0 (3 1)**  
Style: **2 Storey Split**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Low Maintenance Landscape,No Neighbours Behind,Many Trees,Pie Shaped Lot,Private**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source: **Public**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer,Window Coverings**  
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Central Vacuum,Granite Counters,Jetted Tub,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Second	11`5" x 14`2"	Bedroom - Primary	Second	18`0" x 15`11"
4pc Bathroom	Second	7`7" x 7`1"	Bedroom	Second	12`2" x 10`5"
Bedroom	Second	12`2" x 10`5"	Kitchen With Eating Area	Main	12`10" x 13`8"
Dining Room	Main	10`7" x 11`9"	Living Room	Main	15`4" x 12`1"

Media Room  
Bedroom  
3pc Bathroom

Basement  
Basement  
Basement

26`1" x 18`6"  
12`11" x 11`3"  
9`10" x 5`11"

Family Room  
Exercise Room  
2pc Bathroom

Legal/Tax/Financial

Main  
Basement  
Main

13`0" x 16`1"  
7`4" x 17`7"  
5`1" x 3`0"

Title:  
**Leasehold**  
Legal Desc:

**67487CLS**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**This beautiful updated family home is located on one of the nicest lots in the desirable community of Redwood Meadows. The pie shape lot opens up to a large forested backyard that then backs onto greenspace, offers incredible privacy, and also connects directly to the Redwood Berm trail system bordering the Elbow river. Hike, bike, fish, and x-country ski right from your back door! Entering the home itself, the main floor offers many different options for spending time with family or entertaining guests. The chef's kitchen has been fully upgraded with a 5 burner gas stove, granite countertops, stainless steel appliances, dark maple soft close cabinets, a large island with extended bar, built in oven/microwave, large pantry, and custom Travertine backsplash-wow! The kitchen opens up to a cosy family room with a rugged stone fireplace and large windows with a view of the beautiful backyard- the perfect place to enjoy a glass of wine on a cold winters night. In summer, open the French doors and enjoy the very large deck area- perfect for BBQ's and enjoying the sun. A flexible den/dining area, formal living room, two piece bath and laundry, with a laundry chute, complete this floor. Upstairs is a dreamy primary retreat- the bedroom and ensuite bath are very spacious and enjoy lovely views of the forest, especially from the relaxing soaker tub. There are two more large bedrooms and a full bath on this level. Downstairs is a large space that is a perfect theatre room, or great play area for kids. There is also another bedroom and full bath downstairs which would be a perfect space for guests, as well as a flex space currently being used as an exercise room. The attached double garage is heated. Come see how much the community of Redwood Meadows has to offer! Top-rated schools, parks, playgrounds, sports amenities such as hockey, tennis courts, basketball, disc golf, fishing, canoeing, skiing, and quick access to the shops and restaurants of Bragg Creek, as well as all the riches of Kananaskis. All of this, only 25 minutes away from Calgary!**

Inclusions:  
Property Listed By:

**Shed**  
**MaxWell Canyon Creek**

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

















