THE A-TEAM RE/MAX FIRST

83 MANYHORSES Drive, Rural Rocky View County T3Z 1A1

MLS®#:	**A2141418**	Area:	**Redwood Meadows**	Listing Date:	**06/14/24**	List Price:	**$849,000**
Status:	**Active**	County:	**Rocky View County**	Change:	**-$25k, 11-Sep**	Association:	**Fort McMurray**

General Information

Prop Type:	**Residential**
Sub Type:	**Detached**
City/Town:	**Rural Rocky View County**
Year Built:	**1994**

Lot Information

Lot Sz Ar:	**16,988 sqft**
Lot Shape:	
Access:	
Lot Feat:	**Backs on to Park/Green Space,Many Trees,Native Plants,Wooded**
Park Feat:	**Additional Parking,Double Garage Attached,Driveway**

Finished Floor Area

Abv Sqft:	**1,637**
Low Sqft:	
Ttl Sqft:	**1,637**

DOM

151

Layout

Beds:	**5 (3 2)**
Baths:	**3.0 (3 0)**
Style:	**Bungalow**

Parking

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

Utilities and Features

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

Construction:
Manufactured Floor Joist,Post & Beam,Silent Floor Joists,Wood Frame

Flooring:
See Remarks,Wood

Water Source:
Public

Fnd/Bsmt:
Wood

Kitchen Appl:	**Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator**
Int Feat:	**Beamed Ceilings,Granite Counters,High Ceilings,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Wood Windows**
Utilities:	

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	**Main**	**11`0" x 5`7"**	**Living Room**	**Main**	**15`7" x 14`2"**
Dining Room	**Main**	**9`3" x 14`1"**	**Kitchen**	**Main**	**14`7" x 13`6"**
Pantry	**Main**	**3`10" x 5`4"**	**Bedroom**	**Main**	**11`6" x 11`6"**
Bedroom	**Main**	**10`7" x 8`11"**	**4pc Bathroom**	**Main**	**4`11" x 8`7"**
Bedroom - Primary	**Main**	**18`3" x 11`7"**	**3pc Ensuite bath**	**Main**	**6`1" x 11`3"**
Game Room	**Lower**	**17`7" x 14`8"**	**Family Room**	**Lower**	**17`7" x 14`8"**
Laundry	**Lower**	**4`3" x 5`5"**	**Bedroom**	**Lower**	**9`4" x 11`4"**
Bedroom	**Lower**	**9`4" x 16`6"**	**4pc Bathroom**	**Lower**	**9`4" x 6`7"**

Storage	**Lower**	**12`5" x 14`2"**	**Den**	**Lower**	**12`8" x 14`2"**

Legal/Tax/Financial

Title:		Zoning:	
Leasehold		**R1**	
Legal Desc:	**67816CLSR**		

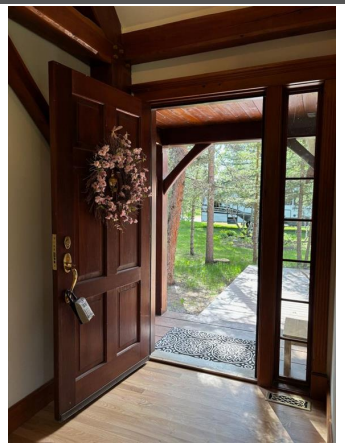
Remarks

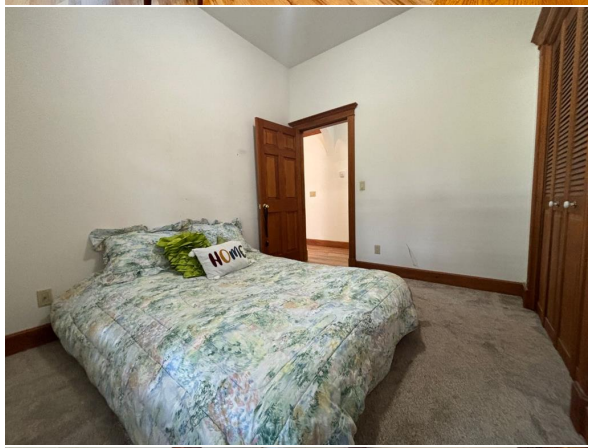
Pub Rmks: **Nestled in the woods in the serene community of Redwood Meadows, this one-of-a-kind (Douglas Fir), TIMBER FRAME home is a true masterpiece of EUROPEAN CRAFTSMANSHIP. Renovated, Newly developed basement , Loft in oversized garage , 5 Bedrooms, 3 bathrooms.. The residence showcases exquisite handcrafted timber framing with embellished hammer beam trusses, custom millwork throughout, and intricate hand-carved details.. The exterior is equally stunning, featuring copper eaves, downspouts, and a fireplace cap, complemented by rock finishes and a charming rock arch leading to the side walkway and the backyard. Recently renovated and modernized while preserving its unique character and charm, this home impresses from the moment you step inside. With 5 bedrooms, 3 baths and 3149.2 sf of developed living space. The main entrance reveals a spectacular beamed vaulted ceiling and an open floor plan with abundant large windows that flood the space with natural sunlight. The chef's kitchen is a highlight, boasting custom cabinetry, exquisite granite countertops, a breakfast bar, island with storage, a walk-in pantry, and top-of-the-line appliances including a JennAir commercial gas six-burner stove with double ovens, a KitchenAid side-by-side large fridge and freezer, a stainless commercial-grade hood fan, a KitchenAid dishwasher, wine fridge, and microwave. The living area features a handcrafted wood-burning fireplace, perfect for cozy gatherings, and a spacious dining area with patio doors that lead to a south-facing deck and yard. The oversized primary bedroom offers a tranquil corner sitting area overlooking the private yard and woods, along with a beautifully renovated en suite bath. Two additional spacious bedrooms and another renovated full bath complete the main level, which is adorned with beautiful hardwood floors that extend to the lower level stairs. The fully renovated lower level features wide plank vinyl flooring throughout and offers a huge family room, a recreation area, two additional bedrooms with a Jack and Jill bathroom, a den/office area, and a workshop or storage space. Modern conveniences include high-efficiency furnace and hot water tanks, and a laundry area with a washer and dryer. The oversized garage includes stairs leading to a loft area, offering loads of potential. This unique property is a blend of timeless craftsmanship and modern luxury, ready to welcome you home.**

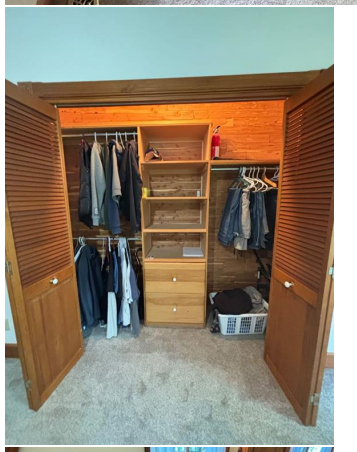
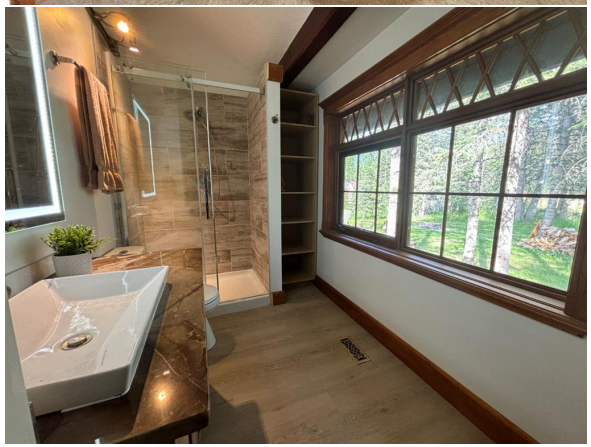
Inclusions: **NA**

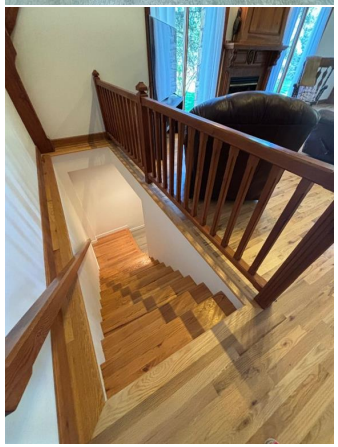
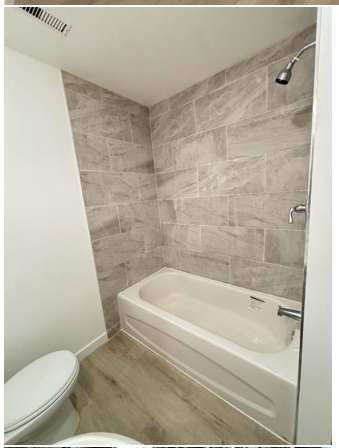
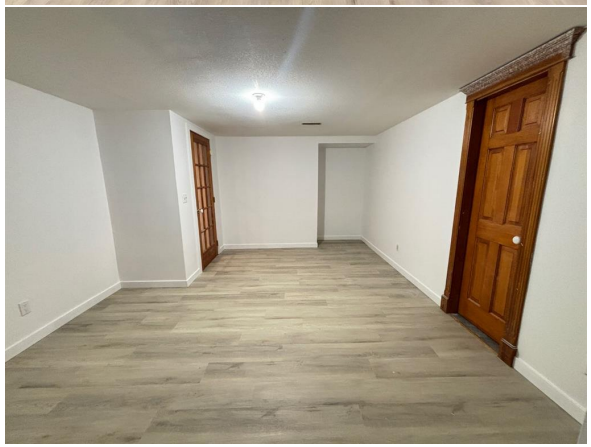
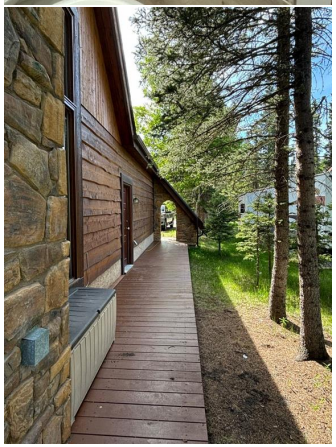
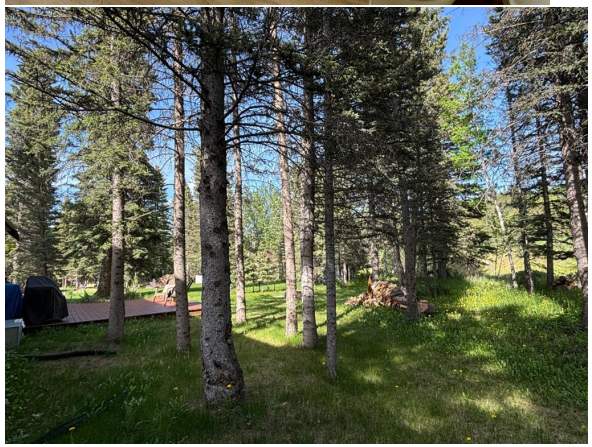
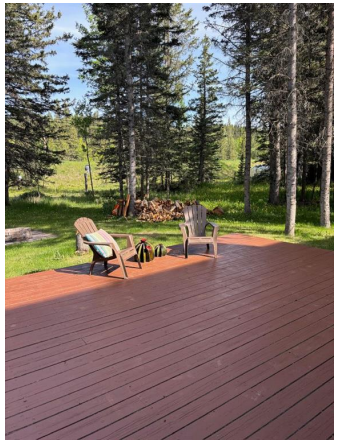
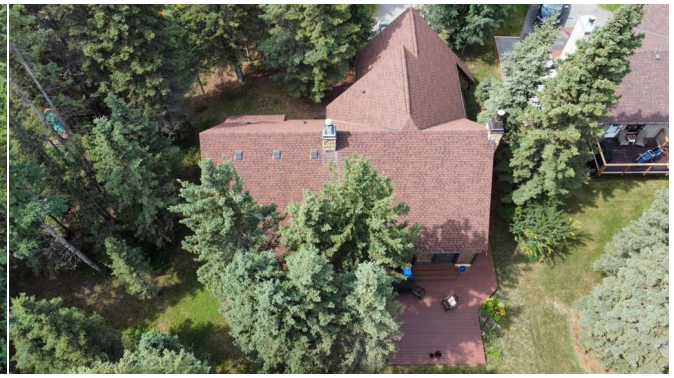
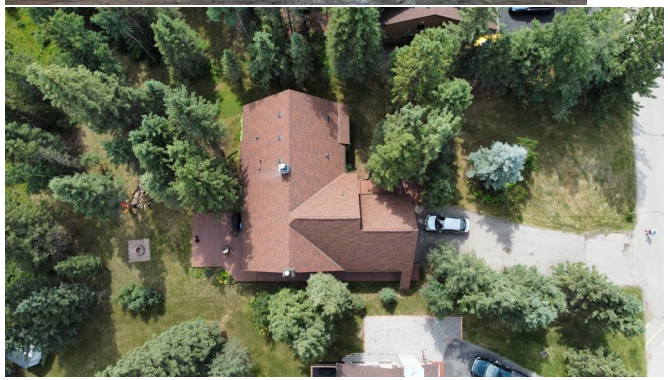
Property Listed By: **Seller Direct Real Estate**

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



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