



THE
A-TEAM

**RE/MAX
FIRST**

4 MANYHORSES Close, Rural Rocky View County T3Z1A1

MLS® #: **A2153931** Area: **Redwood Meadows** Listing Date: **08/08/24** List Price: **\$899,000**
 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: **1989** Abv Sqft: **3,158**
 Lot Information Low Sqft:
 Lot Sz Ar: **16,988 sqft** Ttl Sqft: **3,158**

DOM

117
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Dog Run Fenced In,Lawn,Garden,Low Maintenance Landscape,Landscaped,Many Trees,Street Lighting,Yard Lights,Private,Secluded,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Concrete,Tile**
 Heating: **Forced Air**
 Sewer: **Public Sewer**
 Ext Feat: **Dog Run,Fire Pit,Garden,Lighting,Private Yard**

Construction: **Cedar,Concrete,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Granite Counters,Jetted Tub,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`3" x 3`0"	Breakfast Nook	Main	11`8" x 18`0"
Dining Room	Main	13`2" x 11`6"	Family Room	Main	14`8" x 20`11"
Foyer	Main	7`7" x 9`4"	Kitchen	Main	12`2" x 13`4"
Laundry	Main	10`8" x 6`7"	Living Room	Main	13`0" x 15`0"

Mud Room	Main	10`8" x 6`1"	4pc Bathroom	Second	10`0" x 6`2"
5pc Ensuite bath	Second	11`6" x 13`5"	Bedroom	Second	10`2" x 14`8"
Bedroom	Second	10`2" x 18`2"	Bedroom	Main	11`10" x 13`6"
Bedroom - Primary	Second	14`8" x 26`3"	Game Room	Basement	38`4" x 17`2"
Storage	Basement	18`8" x 19`10"	Furnace/Utility Room	Basement	18`4" x 20`5"

Legal/Tax/Financial

Title: Leasehold
 Legal Desc: 67816

Zoning: R1

Remarks

Pub Rmks: **Looking for the perfect place to raise a growing family? Redwood Meadows is one of the best. This secluded community is filled with activities, surrounded by nature and has access to top schools as well. It is a place where kids can ride their bikes, run through sprinklers on the lawn, and play at the many playgrounds until it's time to come in for dinner. And this home, tastefully updated, more than 3100 square feet of living space, bordering onto greenspace, is a beautiful place to come home to. Located on a quiet cul de sac, you arrive to a beautiful, private setting in the forest. The main floor offers many areas to entertain guests or make memories with your family, from the large formal dining room and living room, to the more casual family room featuring a floor to ceiling Colorado split limestone fireplace. There is also the renovated kitchen with pantry and granite countertops, featuring another dining area set in a lovely bay window overlooking the back deck. Upstairs is the real treat for a growing family, with a sprawling master suite for Mom and Dad, but also 3 more large bedrooms all with walk-in closets! There is also a study loft that is currently being used as an office, but would be a great play area. The primary suite has a 5-piece ensuite bathroom as large as a bedroom itself, a massive walk-in closet with laundry chute, and there is also another 4-piece bath on this level, and convenient powder room on the main. Check out the 3-D tour! The backyard is a wonderful place, very private with beautiful landscaping, a wide lawn for games, multi-level deck for entertaining, cozy fire pit, and a fenced-in dog run area. Upgrades to the home include 50-year concrete tile roof, security system, wiring in place to add a hot tub, and newly refinished decks. The double garage is oversized and also heated. The basement is mostly undeveloped, giving you tons of room for storage but also the opportunity to create a guest suite, theater room....or whatever you wish! The community of Redwood Meadows has so much to offer- parks, playgrounds, trails (entrance to one is right across the street!), for walking, mountain biking, and x-country skiing There is easy access to the Elbow river for fishing, swimming, or canoeing, tennis and basketball courts, disc-golf, the 18 hole golf course, a hockey rink (skateboard park in summer) an athletic field with soccer fields and a baseball diamond, and community center. With the shops and restaurants of the town of Bragg Creek only 8 minutes down the road, you'll never miss the city! With all the Kananaskis Country being less that 15 minutes away, you'll love the wilderness!**

Inclusions: Security System, 2 sheds, Gazebo, light fixtures, Arbour, Swing, Planters, T.V and wall mount in living room
 Property Listed By: MaxWell Canyon Creek

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















