



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
Year Built: 1989
Finished Floor Area: 3,158 sqft
Abv Sqft: 3,158
Low Sqft:
Ttl Sqft: 3,158

DOM

41
Layout
Beds: 4 (4)
Baths: 2.5 (2 1)
Style: 2 Storey

Lot Information

Lot Sz Ar: 16,988 sqft
Lot Shape:

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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 2pc Bathroom, Dining Room, Foyer, Laundry, Breakfast Nook, Family Room, Kitchen, Living Room.

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

Legal/Tax/Financial

Title: Leasehold  
 Legal Desc: 67816

Zoning: R1

Remarks

Pub Rmks: **\*\*Open House Sunday SEPT 22nd 1-4:30 pm\*\*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 air conditioning, 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**

















