



THE
A-TEAM

**RE/MAX
FIRST**

3 MANYHORSES Place, Rural Rocky View County T3Z 1A1

MLS® #: **A2163839** Area: **Redwood Meadows** Listing Date: **09/07/24** List Price: **\$734,900**
 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: **1994**
 Lot Information
 Lot Sz Ar: **13,068 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,831**
 Low Sqft:
 Ttl Sqft: **1,831**

DOM

11
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Cul-De-Sac, No Neighbours Behind, Landscaped, Level, Many Trees**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Awning(s), Other**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
 Int Feat: **Laminate Counters, No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`11" x 11`11"	Kitchen	Main	9`7" x 12`3"
Dining Room	Main	10`3" x 14`3"	Family Room	Main	15`1" x 16`1"
Laundry	Main	5`1" x 8`2"	2pc Bathroom	Main	4`11" x 4`7"
Bedroom - Primary	Second	11`11" x 13`8"	4pc Ensuite bath	Second	12`3" x 9`2"

Bedroom
4pc Bathroom

Second
Second

8`11" x 9`2"
8`9" x 4`11"

Bedroom
Bedroom
Legal/Tax/Financial

Second
Second

10`9" x 10`8"
12`3" x 8`5"

Title:
Leasehold
Legal Desc:

CLS67816

Zoning:
R-1

Remarks

Pub Rmks:

Outstanding value! Bright and spacious, well-maintained home on a cul-de-sac in Redwood Meadows, this 4 bedroom, 1831 sq. ft. family home is situated on a large, treed lot with a sunny south facing very large back deck that looks out to lawn and trees. Newer renovations include hardwood flooring throughout (except stairs), and ceramic tile in the foyer and bathrooms. The main floor features a convenient flex room, that could be a dining room, den or cozy living room. Across the rear of the home is a generous kitchen, with refinished cabinets and newer stainless steel appliances, a spacious nook with a door leading out to the deck, and a family room boasting an attractive large gas fireplace with brick surround and built-in cabinetry on both sides. Upstairs, you'll find four bedrooms, all with hardwood flooring. The master suite boasts a walk-in closet and four piece soaker tub en-suite with separate shower. The oversized double garage has lots of extra room. This is a well maintained property with a front porch area for your relaxing moments nestled in a private setting and the 1/3 acre pie-shaped lot has extra space around the house for different optional usages. It is a short walk to the Elbow river pathways, tennis courts, soccer and baseball fields in Redwood Meadows. All this being just a few minutes to Kananaskis Country to the west and Calgary just 15 minutes to the east.

Inclusions:
Property Listed By:

N/A
MaxWell Canyon Creek

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











