



THE A-TEAM

RE/MAX FIRST

73 MANYHORSES Drive, Rural Rocky View County T3Z 1A1

MLS® #: A2169904 Area: Redwood Meadows Listing Date: 10/07/24 List Price: \$919,000
Status: Active County: Rocky View County Change: -\$30k, 27-Nov Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Rural Rocky View County
Year Built: 1991
Lot Information
Lot Sz Ar: 16,988 sqft
Lot Shape:

DOM

106
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey Split
Parking
Ttl Park: 4
Garage Sz: 2

Access: Garden, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Street Lighting, Underground Sprinklers, Private, Wooded
Lot Feat: Double Garage Attached, Front Drive
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: High Efficiency, Fireplace(s), Forced Air, Heat Pump, Natural Gas
Sewer: Public Sewer
Ext Feat: Garden, Private Yard
Construction: Wood Frame, Wood Siding
Flooring: Carpet, Ceramic Tile, Hardwood, Linoleum
Water Source: Public
Fnd/Bsmt: Wood
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Purifier, Water Softener, Window Coverings
Int Feat: Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Dining Room, Laundry, 3pc Ensuite bath, Bedroom - Primary, 3pc Bathroom and their respective levels and dimensions.

Bedroom
Game Room

Basement
Basement

13`0" x 13`11"
16`6" x 14`11"

Bedroom

Basement

13`0" x 14`11"

Legal/Tax/Financial

Title:

Leasehold

Legal Desc:

8111803

Zoning:

R1

Remarks

Pub Rmks:

****OPEN HOUSE SUNDAY JAN 19th 1-4:30 PM**** Wow! This lovingly upgraded 2885 square foot (total developed living space) family home, cradled in the beautiful forest of Redwood Meadows, is truly unique and must be seen in person! Driving up you notice the beautiful landscaping, and welcoming covered front porch. Entering this two-story split home, you are greeted by high ceilings, large windows, custom inlaid hardwood floors, all watched over by an Umbrella Tree which has been growing for 30 years. The living/dining area features a 3-way gas fireplace which can be enjoyed from any part of the room, and then leads to a beautifully upgraded kitchen with Quartz countertops and stainless-steel appliances. The first amazing feature of this home is the 299 sq. ft. sunroom off of the dining area, which is fully glassed in and is a gorgeous place to enjoy the private woods of the backyard. The addition of a fire table and an electric heater extends this feature into an almost four-season place to gather, as well as having a covered BBQ area. On the upper level, there are 2 bedrooms and a 4-piece bath, in addition to the primary suite which features an ensuite bath and walk-in closet. Off of the double attached garage is the second unique feature of this home, which is a fully-functioning woodworking shop, which has installed ventilation, full electrical, and plumbing. This space would make a perfect place for any kind of craft or hobbies, or possibly a home-based business. On the lower level, there is a good-sized rec room, two more potential bedrooms, and another full bath, as well as storage. The backyard is treed and private, with some lovely walking paths that lead to a trail, and also lead to another wonderful feature of the home which is a 199 sq. ft. greenhouse with attached fenced garden. The greenhouse is wired and plumbed, and you could easily grow things year round, or it could possibly be transformed into another lovely studio space. There have been so many upgrades to this home that it's impossible to list them all here, but they include all windows replaced with triple-pane glass, recent installation of a heat pump with air conditioning (and many other energy-efficient upgrades), 20-year warranty left on new roof, and an underground lawn sprinkler system with remote-contact us to find out more. **NEWLY ADDED**, video showing the natural environment surrounding (see under "More Photos" tab)!! This home must be seen to fully experience the magic and love that has gone into it- don't miss out!

Inclusions:

Property Listed By:

Shed, Greenhouse
MaxWell Canyon Creek

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











