



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: **\$949,000**
 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: **1991** Abv Sqft: **2,008**
 Lot Information Low Sqft:
 Lot Sz Ar: **16,988 sqft** Ttl Sqft: **2,008**

DOM

15
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

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

Access:

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

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

Room	Level	Dimensions
Kitchen	Main	12`0" x 12`10"
Dining Room	Main	12`2" x 11`10"
Laundry	Main	12`0" x 5`5"
3pc Ensuite bath	Second	4`11" x 9`5"
Bedroom - Primary	Second	11`11" x 12`0"
3pc Bathroom	Basement	7`3" x 7`7"

Room	Level	Dimensions
2pc Bathroom	Main	4`5" x 5`5"
Living Room	Main	17`10" x 15`9"
Workshop	Main	14`7" x 22`0"
4pc Bathroom	Second	7`6" x 7`2"
Bedroom	Second	13`4" x 10`8"
Bedroom	Second	13`4" x 10`11"

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:

Zoning:

R1

8111803

Remarks

Pub Rmks:

****TRIPLE OPEN HOUSE SUNDAY OCTOBER 20th 1-4:30 PM- See 3 listings in 1 drive!!**Wow! This lovingly upgraded 2947 square foot (total developed) 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 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 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. 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











