



THE
A-TEAM

**RE/MAX
FIRST**

73 MANYHORSES Drive, Rural Rocky View County T3Z 1A1

MLS®#: **A2192393** Area: **Redwood Meadows** Listing **02/11/25** List Price: **\$899,900**
 Status: **Active** County: **Rocky View County** Change: **-\$19k, 20-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Rural Rocky View County** Finished Floor Area
 Abv Sqft: **2,008**
 Low Sqft:
 Ttl Sqft: **2,008**
 Year Built: **1991**
Lot Information
 Lot Sz Ar: **16,988 sqft**
 Lot Shape:

DOM

11
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,Landscaped,Low Maintenance Landscape,No Neighbours Behind,Private,Street Lighting,Underground Sprinklers,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:

*****Simultaneous Open House- Sun Feb 23rd 1-4:30-With 97 Manyhorses Drive***Additional upgrades just completed: new carpet throughout the stairs and complete upper bedroom area and completely new flooring in upstairs and downstairs baths! 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 main floor, 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 bedrooms, and another full bath. 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













73 Manofarms Drive,
Richmond Mountain, AL 36074, 352-141

ENERGUIDE

Date collected: May 2, 2014
File number: 342400002
Insulated by: Jason Gault

This house
88%
Energy Efficient

0 kWh/m² per year
129 kWh/m² per year
129 kWh/m² per year

Energy Source	Consumption	Percentage of Total Annual Energy Consumption
Gas	11	8%
Electricity	118	92%

Energy Performance Indicators (EPI) for this house:
 Heating: 1.17 kWh/m² per year
 Cooling: 0.00 kWh/m² per year
 Total: 1.17 kWh/m² per year

The energy consumption indicated on your utility bills may be higher or lower than your actual energy use. Your actual energy use may vary from time to time. Your utility bills are based on the readings of your meters on the day it was recorded.

Quality assured by: Jason Gault

Visit NRCan.gc.ca/myenergyguide