



THE A-TEAM

RE/MAX FIRST

5 MANYHORSES Rise, Rural Rocky View County T3Z 1A2

MLS® #: A2196860 Area: Redwood Meadows Listing Date: 02/27/25 List Price: \$809,000
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: 1991

Lot Information
Lot Sz Ar: 1,742 sqft
Lot Shape:

Access:
Lot Feat: Cul-De-Sac, Dog Run Fenced In, Landscaped, Many Trees, Native Plants, Wooded
Park Feat: Double Garage Attached

DOM

1
Layout
Beds: 4 (3 1)
Baths: 3.5 (3 1)
Style: 2 Storey

Parking

Ttl Park: 6
Garage Sz: 2

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer: Public Sewer
Ext Feat: Dog Run

Construction: Brick, Wood Frame, Wood Siding
Flooring: Hardwood, Laminate, Tile
Water Source: Public
Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Int Feat: High Ceilings, Jetted Tub, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room Legal/Tax/Financial, Level, Dimensions

Title: Leasehold
Legal Desc: CLSR67816
Zoning: R-1

Remarks

Pub Rmks:

Come on home to this wonderful 4-bedroom home on a Quiet Cul-de-Sac in the Redwood Meadows/ Bragg Creek area. Pull up on the circular driveway to this two-storey classic home with 2808 sq ft of developed living space. A covered front porch invites you to enjoy a quiet place to be at peace amidst the majestic evergreens. As you enter the home you are immediately greeted in the bright foyer with vaulted ceilings that lead up to the second level. Sunlight pours in through all the windows and skylights creating a bright and vibrant space with subtle classic charm. Step from the slate tile foyer into the living room and you'll be enchanted with the view through the dining room, patio doors and out to the back yard creating a sense of indoor/ outdoor living. Gleaming hardwood floors, unique framed entrances, woodwork are featured throughout this main level. Nestle up in front of the brick fireplace, in the main floor family room, complete with patio doors to the back deck and pergola outside to enjoy your own personal forest oasis and outdoor living space. Open from the family room, you step up into a lovely bay windowed kitchen nook or sitting area - perfect for family gatherings and entertaining with sightlines though to the Kitchen and Dining room. Your culinary creativity will come alive in the bright white kitchen with stainless steel appliances, brick tiled backsplash, convenient pantry and a large window over the sink to the backyard. The adjacent Dining room features a built-in nook for a buffet. A main floor Laundry/ Mudroom and 2 pc Bath complete the main floor. Walking upstairs you again are greeted with how vibrantly bright and light this home is. Two bedrooms, a 4pc bathroom and the Primary Suite complete with a 4-piece bath that includes a step-up jetted tub to relax and unwind in, and a glassed-in walk-in shower. Additionally, in the basement you will find a second family room to kick back and enjoy movie night, a recreation/games room, 4th bedroom, 3-piece bathroom and the utility/storage room. Renos and upgrades and so much more. Come home to your own peaceful paradise and enjoy the natural beauty of nature surrounding you.

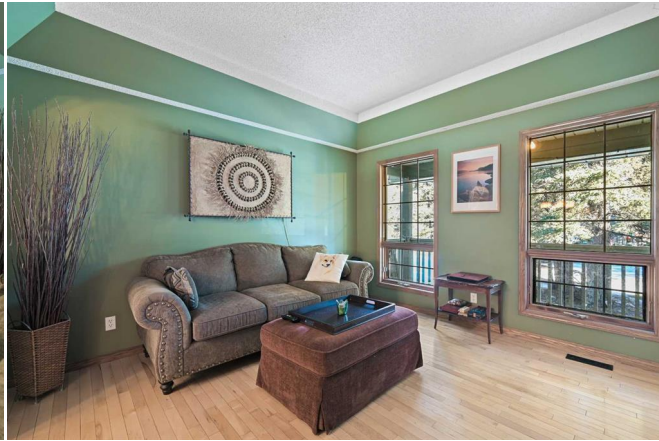
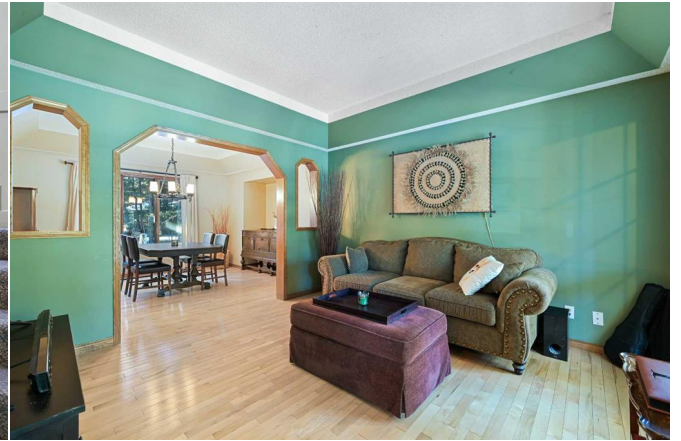
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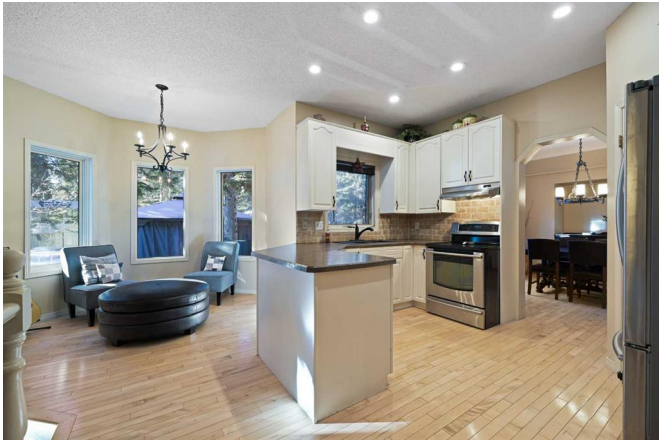
Property Listed By:

**Back Deck Pergola Canopy
Real Broker**

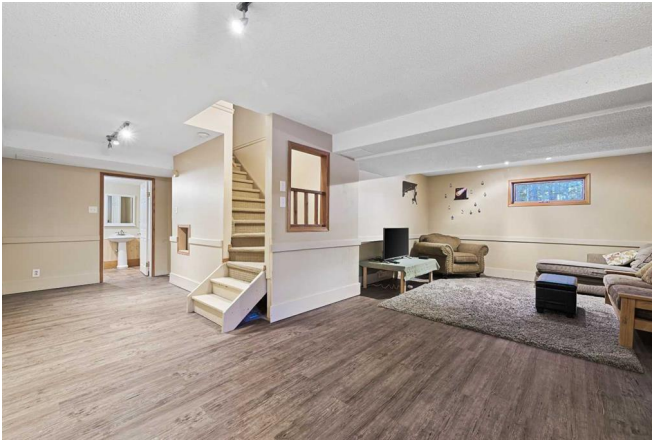
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













5 MANTHORSES BINE REDWOOD MEADOWS
 2014-2015 CONSTRUCTION - 1,000 SQ. FT.
 MAIN LEVEL: 1,000 SQ. FT. / 1,000 SQ. FT.
 UPPER LEVEL: 1,000 SQ. FT. / 1,000 SQ. FT.
 TOTAL ABOVE GRADE FLOOR AREA: 1,900 SQ. FT. / 1,900 SQ. FT.
 BASEMENT UNDEVELOPED AREA (10' - 10' 6" HIGH) - 1,000 SQ. FT. / 1,000 SQ. FT.
 TOTAL ABOVE-GRADE - 1,900 SQ. FT. / 1,900 SQ. FT.

