

# **\$769,000 - 97 Manyhorses Drive, Rural Rocky View County**

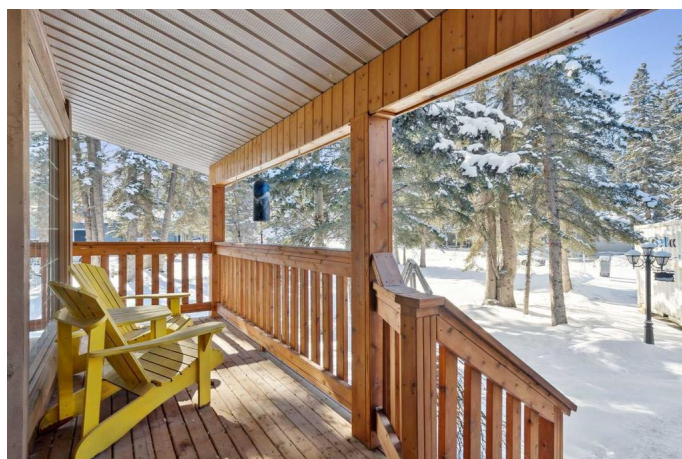
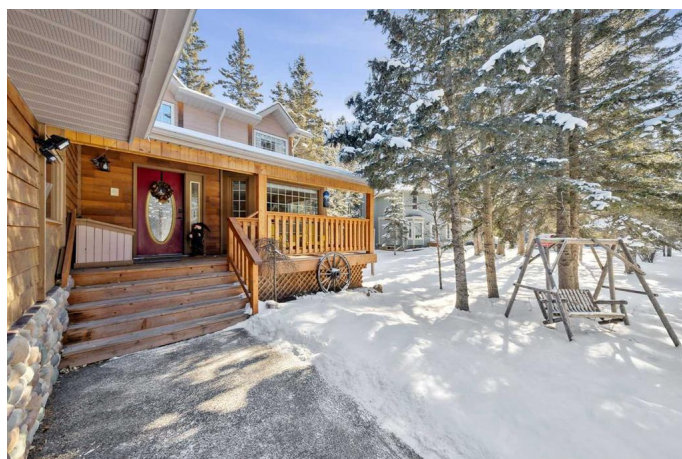
MLS® #A2194349

**\$769,000**

3 Bedroom, 4.00 Bathroom, 1,888 sqft  
Residential on 0.60 Acres

Redwood Meadows, Rural Rocky View County, Alberta

Lovely, updated home available in the desirable family community of Redwood Meadows. This two-story home is located on one of the largest lots in the community- has cedar and stone accents, a covered front porch and large back deck, an extended garage with attached dog-run, and huge treed backyard. The main floor opens onto a large family room and dining area next to the kitchen with stainless-steel appliances, island, pantry and breakfast nook. There is also a comfortable living room with beautiful river-rock fireplace, a convenient 2-piece bath and a large mudroom with main floor laundry. Upstairs is a large primary suite with walk-in closet and attached 4-piece ensuite with corner soaker tub. There are two more good sized bedrooms with large windows and another 4-piece bath. The basement is fully developed with a huge rec-room area that could be used so many different ways, a den that is currently being used as a guest bedroom, and another full bath. The garage has been extended by 8 feet (perfect for larger vehicles or a workshop area), and is insulated and heated. Other updates include triple-pane windows, a shed with power, outdoor furnace and air-conditioner, and hardwood flooring. Redwood Meadows has access to great schools, many playgrounds and recreational opportunities (golf, tennis, fishing, hiking,



biking, hockey, x-country ski and disc-golf), and is only 25 minutes from Calgary and 8 minutes from the charming town of Bragg Creek.

Built in 1992

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194349    |
| Price          | \$769,000   |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,888       |
| Acres          | 0.60        |
| Year Built     | 1992        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 97 Manyhorses Drive     |
| Subdivision | Redwood Meadows         |
| City        | Rural Rocky View County |
| County      | Rocky View County       |
| Province    | Alberta                 |
| Postal Code | T3Z 1A1                 |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Closet Organizers, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s), Jetted Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator,                                     |

|                 |                                  |
|-----------------|----------------------------------|
|                 | Range Hood, Refrigerator, Washer |
| Heating         | Forced Air                       |
| Cooling         | Central Air                      |
| Fireplace       | Yes                              |
| # of Fireplaces | 1                                |
| Fireplaces      | Wood Burning                     |
| Has Basement    | Yes                              |
| Basement        | Finished, Full                   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Dog Run  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Dog Run Fenced In |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame, Wood Siding  |
| Foundation        | Wood   |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 19th, 2025 |
| Days on Market | 72                  |
| Zoning         | RC1                 |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | MaxWell Canyon Creek |
|----------------|----------------------|

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