

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

MLS® #A2194349

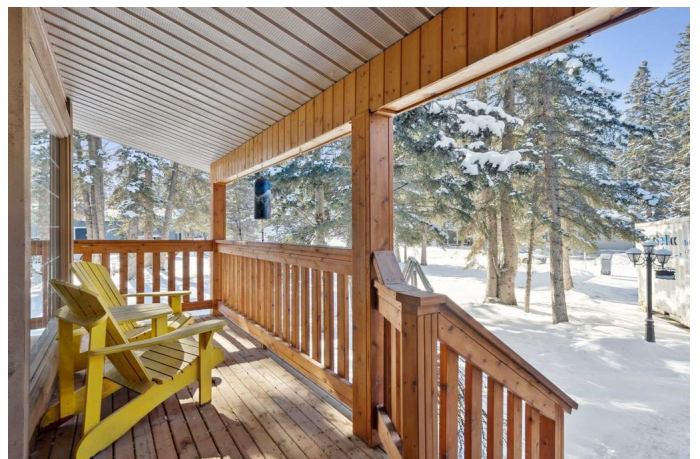
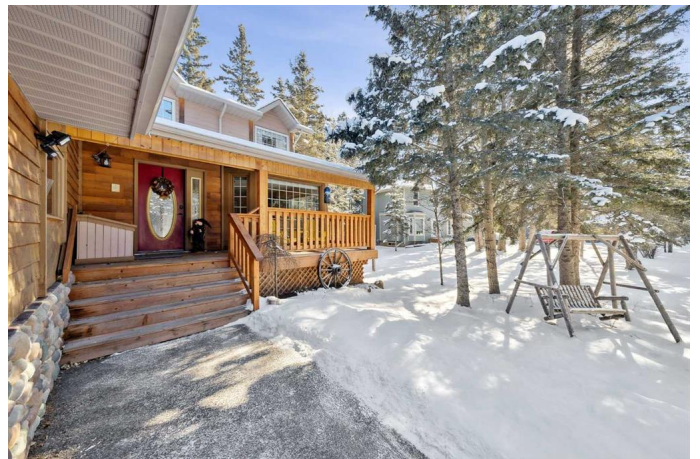
**\$769,000**

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

Redwood Meadows, Rural Rocky View County, Alberta

**\*\*DOUBLE OPEN HOUSE SUNDAY MARCH**

**23rd 1-4:30 pm\*\*** 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, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
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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, Dog Run Fenced In, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	February 19th, 2025
Days on Market	41
Zoning	RC1

## Listing Details

Listing Office	MaxWell Canyon Creek
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