



GRASSROOTS
REALTY GROUP

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67 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2216223



\$584,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,298 sq.ft.	Age:	1991 (34 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Level, Many Trees, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Rubber
Basement:	Finished, Full
Exterior:	Wood Frame, Wood Siding
Foundation:	Wood
Features:	Jetted Tub, Kitchen Island, Vaulted Ceiling(s)

Water:	Public
Sewer:	Sewer
Condo Fee:	-
LLD:	28-23-5-W5
Zoning:	R-1
Utilities:	-

Inclusions: Shed, jetted tub in main bathroom in 'as is' condition

Live with nature and only minutes from the city! This home is nestled among the trees on a well sized lot. Enjoy walking paths, an active community centre, sports fields, and a golf course within the community. The spacious two storey split plan offers plenty of space for everyone. You enter to a formal living/dining room with vaulted ceilings and laminate flooring. Proceed to the well lit kitchen with its solid oak front cabinetry, granite counters, and stainless steel appliances. Enjoy a morning cup of coffee and the private view out back from composite wood deck off the nook. Cozy up in the family room with its wood stove. There is a main floor den for working at home. Three bedrooms upstairs, including a large master bedroom, and one located in the finished lower level. The rec room offers perfect kid hang out space. This wonderful home offers an quiet and peaceful lifestyle while being close to the city!