



**51 Manyhorses Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2273481**



**\$810,000**

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,756 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.38 Acre		
<b>Lot Feat:</b>	Landscaped, Many Trees, Paved, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Private Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete, Wood	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Closet Organizers, High Ceilings, Natural Woodwork, Storage, Vaulted Ceiling(s)		

**Inclusions:** n/a

Welcome to Redwood Meadows! This charming home sits on a private lot surrounded by mature trees, offering both privacy and natural beauty. With over 1,700 sq. ft. of living space, this nicely laid out bungalow features 3 bedrooms and 2 bathrooms, highlighted by soaring wood ceilings. The kitchen, laundry, main entrance and hallway are all new white oak hardwood floors that seamlessly join into the pre-existing refinished white oak floors in the living room, that were thoughtfully sourced from the same Wisconsin supplier. Vaulted and sun-filled Living Room, with a floor-to-ceiling fireplace feature wall, wood-burning insert, and expansive prow windows. The dining area leads to the kitchen, which includes ample storage, generous workspace, a breakfast bar, and sliding doors to a large, private back deck. Pantry and laundry are conveniently nearby. A cozy loft space overlooking the living room is ideal for a reading nook, TV room or home office. Two spacious bedrooms with vaulted ceilings and a full bath on the main level. The vaulted master suite offers a custom closet and a 4-piece ensuite with views of the backyard. Walk-up basement provides excellent storage and potential for future development. Equipped with a full perimeter drainage system and professional sump system (installed in 2006, new pump in 2025). Enjoy evenings by the fireplace or outdoor gatherings in your private yard. Spend weekends hanging out with your kids in your own treehouse or gardening in your greenhouse. Double attached garage is oversized with ample space to fit a utility trailer and additional storage shelving. Redwood Meadows Community offers river access trails, playgrounds, outdoor ice rink, tennis and sport courts, and cross-country ski trails, making this home a perfect balance of comfort and recreation. Contact your realtor today to schedule a viewing.