



**12 Manyhorses Rise**  
**Rural Rocky View County, Alberta**

**MLS # A2295111**



**\$870,000**

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,096 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, P		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Hardwood, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Soaking Tub, Storage, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Closet organizers, Laundry Shelving units and all shelves, Storage room shelves, Garage Shelving, Work bench

Escape to the serenity of Country Living, nestled amongst towering trees in the amenity rich enchanting community of Redwood Meadows. This close-knit neighbourhood offers municipal water, sewer and garbage service as well as its own local Council. Outdoor enthusiasts will revel in the wealth of amenities, from a hockey rink, soccer fields, and tennis/pickleball courts to a playground, 18-hole golf course, and walking trails along the Elbow River. The area comes alive year-round with groomed cross-country ski trails, BMX circuits, hiking, biking, and so many opportunities to explore. Just five minutes away, the Hamlet of Bragg Creek offers local shops, cafes, and small-town charm. Step inside to a grand, light-filled entryway featuring soaring vaulted ceilings, elegant architectural details while your eyes are drawn to the stunning balconies above that capture the imagination. Arched windows&hellip;skylights&hellip;layers of Elegance! With rich hardwood floors and a beautiful brick-faced wood-burning Fireplace, the Living room flows seamlessly into the Kitchen and is framed by tranquil views of your expansive treed lot and surrounding wildlife. Windows and Skylights that capture the sunlight and beauty of nature create an ambiance of peaceful living and your own piece of paradise. The Kitchen is finished with gleaming white cabinets trimmed with natural wood. Built in display shelves and desk, a center island, and a corner sink that enjoys the views through two windows to the backyard. Upstairs, the home continues to impress with 3 bedrooms and a lofted, open-to-below design that enhances the sense of space and light. The primary suite is a peaceful retreat featuring vaulted ceilings, a walk-in closet, 4-piece ensuite including a jetted tub and glass shower beautifully designed with a glass block wall to bring in the light with your privacy in mind. This

primary suite offers plenty of room to unwind. A bonus area completes this level and would make a perfect office or place for the kids to escape to with a conveniently located laundry room upstairs. The Basement level is fully finished with a 4th bedroom and 4-piece ensuite with heated floors. Family room, flex space and ample storage. This home offers Multiple living areas ideal for families or entertaining. Let's not forget about the TRIPLE CAR GARAGE, attached, with plenty of room for vehicles, toys, or workshop space. Step out onto the multilevel deck to enjoy and relax for an evening BBQ and morning coffee. Round the corner and step up to the upper levels with a convenient side entry/mudroom access or even hot tub access one day. The backyard has plenty of space to enjoy the natural surroundings. Making memories in your backyard is easy with the firepit, large trees, garden. No need for camping when you can experience it in your yard. This is an opportunity to live the dream, removed from the city, yet still within a short drive to take advantage of the conveniences the City has to offer.