



GRASSROOTS
REALTY GROUP

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5 Manyhorses Gate Rural Rocky View County, Alberta

MLS # A2137073



\$749,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,227 sq.ft.	Age:	1987 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.53 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Irregular Lot, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Natural Woodwork, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Trampoline, Freezer in Basement, Basement and Garage Shelves, Natural gas BBQ & patio lamp

Welcome to this impressive home in Redwood Meadows, offering 2,200 square feet of above-grade living space on one of the largest lots in the community. Located at the end of a cul-de-sac and backing onto a beautiful greenspace, this property provides privacy and direct access to nature. The expansive lot offers ample space for outdoor activities and gardening. The south-facing orientation ensures abundant natural light throughout the day. The main floor features an addition previously used as an artist's studio, providing a versatile space that can also serve as a home office and has a designated private entrance. A distinctive curved staircase leads to the upper level, adding architectural interest to the home. The open loft area overlooks the living room, offering additional space for various uses such as a reading nook or play area. The home includes three spacious bedrooms upstairs, providing comfortable accommodations for the whole family. The ensuite is 75% complete with a new corner soaker tub and marble tile. Located in a quiet, family-friendly cul-de-sac, the home ensures a low-traffic environment. Large windows and the south-facing orientation fill the home with natural light, creating a bright and welcoming atmosphere. The living room features high ceilings and an open layout, making it ideal for entertaining and family gatherings. The kitchen is equipped with updated appliances, ample cabinetry, and a practical layout, catering to all your culinary needs. The living room's fireplace adds a cozy focal point for relaxation. The large backyard, backing onto a scenic greenspace, offers a private outdoor area for enjoyment. The deck and patio areas are perfect for outdoor dining and activities, providing plenty of space for gatherings. The yard/garden areas feature mature trees and the perfect treehouse or fort, enhancing the property's natural beauty and family friendliness.

This home in Redwood Meadows combines spacious living, functional spaces, and a prime location. It is conveniently located close to the park, rink, community center, and trails, making it easy to enjoy outdoor activities and community events. Contact us today to schedule a private viewing and experience this exceptional property. This home offers ample space, natural light, and access to community amenities, making it an ideal place to call home. Enjoy the best of Redwood Meadows living by making this property yours. Redwood Meadows is located on the lands of the Tsuut'ina nation just outside of Bragg Creek. Monthly lease fee is currently \$199.00 per month.