



73 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2192393



\$899,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,008 sq.ft.	Age:	1991 (34 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.39 Acre		
Lot Feat:	Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, F		

Heating:	High Efficiency, Fireplace(s), Forced Air, Heat Pump, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Shed, Greenhouse

Simultaneous Open House- Sun Feb 23rd 1-4:30-With 97 Manyhorses DriveAdditional upgrades just completed: new carpet throughout the stairs and complete upper bedroom area and completely new flooring in upstairs and downstairs baths! This lovingly upgraded 2885 square foot (total developed living space) family home, cradled in the beautiful forest of Redwood Meadows, is truly unique and must be seen in person! Driving up you notice the beautiful landscaping, and welcoming covered front porch. Entering this two-story split home, you are greeted by high ceilings, large windows, custom inlaid hardwood floors, all watched over by an Umbrella Tree which has been growing for 30 years. The living/dining area features a 3-way gas fireplace which can be enjoyed from any part of the main floor, and then leads to a beautifully upgraded kitchen with Quartz countertops and stainless-steel appliances. The first amazing feature of this home is the 299 sq. ft. sunroom off of the dining area, which is fully glassed in and is a gorgeous place to enjoy the private woods of the backyard. The addition of a fire table and an electric heater extends this feature into an almost four-season place to gather, as well as having a covered BBQ area. On the upper level, there are 2 bedrooms and a 4-piece bath, in addition to the primary suite which features an ensuite bath and walk-in closet. Off of the double attached garage is the second unique feature of this home, which is a fully-functioning woodworking shop, which has installed ventilation, full electrical, and plumbing. This space would make a perfect place for any kind of craft or hobbies, or possibly a home-based business. On the lower level, there is a good-sized rec room, two more bedrooms, and another full bath. The backyard is treed and private, with some lovely walking paths that lead to a trail and also lead to

another wonderful feature of the home which is a 199 sq. ft. greenhouse with attached fenced garden. The greenhouse is wired and plumbed, and you could easily grow things year-round, or it could possibly be transformed into another lovely studio space. There have been so many upgrades to this home that it's impossible to list them all here, but they include all windows replaced with triple-pane glass, recent installation of a heat pump with air conditioning (and many other energy-efficient upgrades), 20-year warranty left on new roof, and an underground lawn sprinkler system with remote-control us to find out more. NEWLY ADDED, video showing the natural environment surrounding (see under "More Photos" tab)!! This home must be seen to fully experience the magic and love that has gone into it- don't miss out!