



GRASSROOTS
REALTY GROUP

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97 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2194349



\$749,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Redwood Meadows | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,888 sq.ft. | Age: | 1992 (33 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Insulated, Oversized | | |
| Lot Size: | 0.60 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Irregular Lot, | | |

| | | | |
|--------------------|---|-------------------|--------------|
| Heating: | Forced Air | Water: | Public |
| Floors: | Carpet, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | RC1 |
| Foundation: | Wood | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s) | | |

Inclusions: Invisible fence (as is), Hot Tub (as is), Trampoline (as is), Garden Shed

****Back on Market due to financing!**** Lovely, updated home available in the desirable family community of Redwood Meadows. This two-story home is located on one of the largest lots in the community- has cedar and stone accents, a covered front porch and large back deck, an extended garage with attached dog-run, and huge treed backyard. The main floor opens onto a large family room and dining area next to the kitchen with stainless-steel appliances, island, pantry and breakfast nook. There is also a comfortable living room with beautiful river-rock fireplace, a convenient 2-piece bath and a large mudroom with main floor laundry. Upstairs is a large primary suite with walk-in closet and attached 4-piece ensuite with corner soaker tub. There are two more good sized bedrooms with large windows and another 4-piece bath. The basement is fully developed with a huge rec-room area that could be used so many different ways, a den that is currently being used as a guest bedroom, and another full bath. The garage has been extended by 8 feet (perfect for larger vehicles or a workshop area), and is insulated and heated. Other updates include triple-pane windows, a shed with power, outdoor furnace and air-conditioner, and hardwood flooring. Redwood Meadows has access to great schools, many playgrounds and recreational opportunities (golf, tennis, fishing, hiking, biking, hockey, x-country ski and disc-golf), and is only 25 minutes from Calgary and 8 minutes from the charming town of Bragg Creek.