



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2211351**



**\$865,000**

<b>Division:</b>	Redwood Meadows		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,669 sq.ft.	<b>Age:</b>	1988 (37 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.49 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Ma		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Fridge and freezer in basement, deck boxes, shed, shelving

\*\*\*OPEN HOUSES APRIL 19 and 20th- 1:00-4:30\*\*\* Interested in living in the established family community of Redwood Meadows, but not interested in renovating an older home? This charming 4 level split was taken down to the studs and completely renovated in a modern farmhouse design. There's not a single thing left to do, so you can move in and live your best life this summer. Up grades include (but are not limited to) new roof, new gutters, programmable outdoor lighting, new floors, new appliances, all new bathrooms, quartz countertops, brand new kitchen with marble backsplash, upgraded pex plumbing, painted indoors and out, triple-pane windows, doors, railings, and landscape upgrades. The home opens in a large airy great room with formal living and dining area. Beyond, the kitchen and breakfast nook both have lovely views of the forested backyard and expansive back deck. There is a comfortable family room a half level down with a convenient 2 piece bath off the mud room, and main floor laundry. Upstairs is a large primary suite with walk-in closet and 3 piece en-suite bath, as well as two more good sized bedrooms and another full bathroom. The lower level has a large rec room with gas burning fireplace, as well as a room that can be used as a home office or guest bedroom. Redwood Meadows is a wonderful family community with access to great schools, so many recreational opportunities, as well as being minutes away from the hamlet of Bragg Creek and Kananaskis country, and less than 30 minutes to Calgary. Explore a more peaceful life out here in the forest!