

# \$769,000 - 97 Manyhorses Drive, Rural Rocky View County

MLS® #A2194349

**\$769,000**

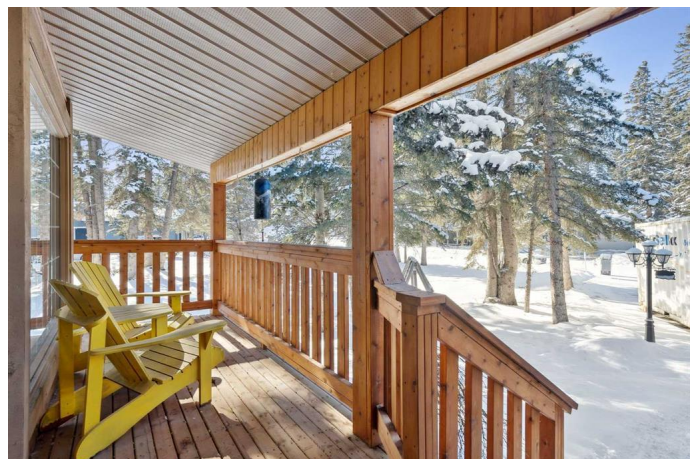
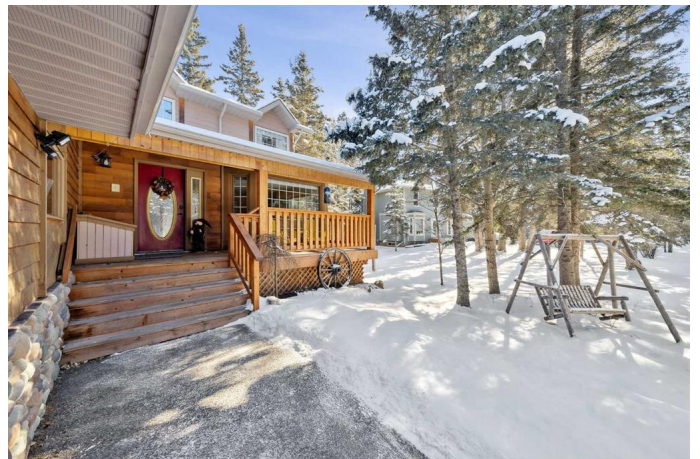
3 Bedroom, 4.00 Bathroom, 1,888 sqft  
Residential on 0.60 Acres

Redwood Meadows, Rural Rocky View County, Alberta

**\*\*DOUBLE OPEN HOUSE SUNDAY MARCH**

**23rd 1-4:30 pm\*\*** 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.

Built in 1992

### **Essential Information**

MLS® #	A2194349
Price	\$769,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,888
Acres	0.60
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	97 Manyhorses Drive
Subdivision	Redwood Meadows
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T3Z 1A1

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)
-------------------	---

Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Irregular Lot, Lawn, Low Maintenance Landscape, Many Trees, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

## Additional Information

Date Listed	February 19th, 2025
Days on Market	41
Zoning	RC1

## Listing Details

Listing Office	MaxWell Canyon Creek
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.