

\$899,900 - 73 Manyhorses Drive, Rural Rocky View County

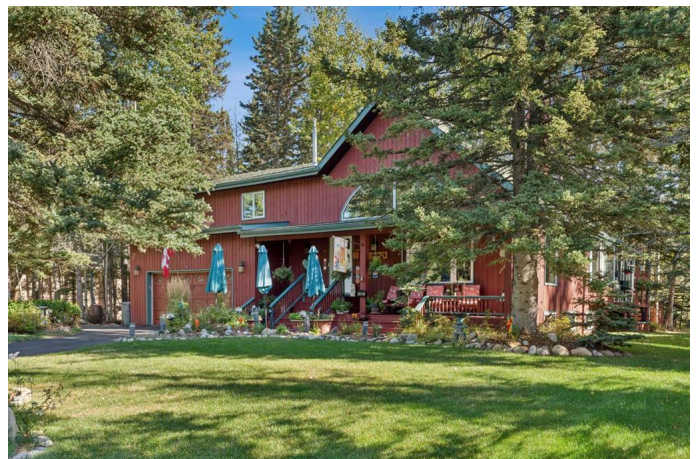
MLS® #A2192393

\$899,900

5 Bedroom, 4.00 Bathroom, 2,008 sqft
Residential on 0.39 Acres

Redwood Meadows, Rural Rocky View County, Alberta

Additional 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-contact 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!

Built in 1991

Essential Information

MLS® #	A2192393
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,008
Acres	0.39
Year Built	1991

Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Active

Community Information

Address	73 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, Front Drive
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings, Water Purifier
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas, Living Room, Blower Fan, Three-Sided
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Low Maintenance Landscape, No Neighbours Behind, Private, Street Lighting, Underground Sprinklers, Garden, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Wood

Additional Information

Date Listed	February 11th, 2025
Days on Market	29
Zoning	R1

Listing Details

Listing Office	MaxWell Canyon Creek
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