



GRASSROOTS

REALTY GROUP

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**8 Manyhorses Close
Rural Rocky View County, Alberta**

MLS # A2287270



\$809,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.51 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Native Plants,		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Tile, Wood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Preserved Wood	Utilities:	-
Features:	Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Walk-In Closet(s)		

Inclusions: window coverings, light fixtures

Lovely family home on one of the nicest lots in Redwood Meadows! This half acre lot is located in a quiet cul-de-sac, and backs directly onto the Berm Trail and Elbow River beyond. Enjoy hiking trails, mountain biking, x-country skiing and fishing directly from your backyard. Entering the home you find a large open living/dining area with soaring ceilings and skylights that brighten this area and the kitchen beyond. A cute breakfast nook over looks the forest, and leads to a nicely appointed family room with hardwood floors and gas fireplace. The main floor also has a flex room that could be a bedroom or office, a laundry, and a 2-piece bath. Upstairs features the primary retreat, a large room with 4-piece en-suite bath, walk-in closet, and a wonderful private balcony overlooking the forest and river beyond. There are two more bedrooms and another bath on this level. The basement has a workshop/craft room plus providing potential for further development. The front steps, balcony deck, and back deck are built with solid California redwood! The back deck, recently re-stained, is not only private but has a great barbecue area and built in bench and table. Great for entertaining! The house is completed by a large double attached garage. You cannot beat this location- check out the attached 3-D tour, and then come see it in person!