



1 Manyhorses Bay
Rural Rocky View County, Alberta

MLS # A2308864



\$799,000

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|------------------|---|---------------|-------------------|
| Division: | Redwood Meadows | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,950 sq.ft. | Age: | 1996 (30 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.33 Acre | | |
| Lot Feat: | Corner Lot, Cul-De-Sac, Level, Rectangular Lot, Treed | | |

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|--------------------|--|-------------------|--------------|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | Public Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Cedar, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home | | |

Inclusions: All light fixtures

*** PART OF A THREE OPEN HOUSE TOUR ON SUNDAY, MAY 10, 1:00-4:30 PM *** This spacious, immaculate bungalow on the corner of a quiet cul-de-sac is beautifully landscaped & maintained with a European attention to detail. Entering the home you are immediately impressed with the high ceilings throughout the main living area. Vaulted ceilings cover the dining room, great room, kitchen, and eating nook. The foyer is centered under the highest point of the vault, so as you enter there is an immediate impression of space. The bright, formal dining room has a recess for a cabinet & a convenient pass-through from the kitchen. Two windows & a skylight illuminate the kitchen which features lots of cupboard space, an island, & a corner pantry. The breakfast nook just off the kitchen is set into a bay, has access to the rear deck, & is open to the great room which is centered around the fireplace. The two large-sized bedrooms compliment the generous sized primary bedroom. The master en suite has a jetted tub, large separate shower, & a double vanity. The intriguing main bath is well located to serve the main living area. The very large garage has a very high ceiling, great for suspending all sorts of things. A large, multi-level deck at the back, leading to an interlocking patio with a built-in fire circle, making for a perfect spot for outdoor relaxation. This is a lovely home in a great community, located just minutes away from Bragg Creek and all the amenities of Kananaskis Country.