



GRASSROOTS

REALTY GROUP

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51 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2321103



\$739,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,776 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.38 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Many Trees, Native Plants, No Back L		

Heating:	Forced Air, Natural Gas	Water:	Private
Floors:	Carpet, Hardwood, Tile	Sewer:	Private Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete, Preserved Wood	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, High Ceilings, Natural Woodwork, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s)		

Inclusions: N/A

****OPEN HOUSE SAT AND SUN JUNE 20 and 21st 1-4pm...see you there!**** Welcome to this immaculate, must-see residence nestled in the heart of Redwood Meadows. A tree-lined driveway sets the tone, leading you to this stunning property that is truly move-in ready and perfectly suited for enjoying the Bragg Creek lifestyle. Step inside and be greeted by a spacious entryway and soaring ceilings that create an immediate sense of openness. The spectacular vaulted living room is bathed in natural light from expansive windows and is anchored by a striking floor-to-ceiling stone fireplace. Gorgeous natural hardwood flooring and beautiful wood ceilings add warmth and character throughout the home. Adjacent to the living room is a generous dining area, ideal for both everyday living and entertaining. The well-appointed kitchen will delight any home chef, offering abundant counter space, ample cabinetry, stainless steel appliances including a gas stove, and a convenient breakfast bar. Just off the kitchen, you'll find an open pantry area that also accommodates the laundry facilities. Down the hall are three spacious bedrooms and a full four-piece bathroom. The serene primary suite overlooks the peaceful backyard and features a private ensuite. The additional bedrooms are both functional and impeccably maintained. Looking for extra living space? The versatile large loft offers additional space and is currently utilized as a media room, though it can easily be adapted to suit your needs as a recreation room, home office, fitness space, or guest retreat. Outside, the backyard is a true oasis. A large new deck provides the perfect setting for relaxing or entertaining while overlooking the tranquil yard. Additional outdoor highlights include an incredible treehouse and a charming greenhouse, creating a space the whole family can enjoy. The oversized double garage comfortably

accommodates two vehicles while still providing plenty of room for storage and hobbies. The basement features convenient walk-up access from the backyard, offers excellent storage space, and presents a fantastic opportunity for future development. Ideally located near the Redwood Meadows Golf Course, community amenities, and endless outdoor recreation opportunities, this home offers a lifestyle defined by nature and adventure. Whether you're biking along the pathways, exploring nearby trails, or simply enjoying the peaceful atmosphere of this unique community, this exceptional property presents a rare opportunity to call one of the area's most beautiful settings home—all within easy reach of Calgary. Book your private showing today.