



GRASSROOTS
REALTY GROUP

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31 Many Horses Drive
Rural Rocky View County, Alberta

MLS # A2322881



\$949,900

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,713 sq.ft.	Age:	1988 (38 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.46 Acre		
Lot Feat:	Close to Clubhouse, Low Maintenance Landscape, Many Trees, No Back Lan		

Heating:	In Floor, Forced Air
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Siding
Foundation:	Poured Concrete
Features:	Beamed Ceilings, Bookcases, Closet Organizers, French Door

Water:	Public
Sewer:	Public Sewer
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Negotiable

Welcome to this beautifully maintained home in the highly sought-after community of Redwood Meadows. Nestled directly across the street from Curtis Park, this property offers an unbeatable lifestyle in the heart of nature as well as convenience and recreation. Curtis Park is your neighbouring playground — featuring the outdoor ring, clubhouse, spots field, tennis courts, bmx/skate park, playground equipment, open green space, picnic areas, and direct access to an extensive network of paved and natural trails. Step out your door and enjoy walking paths along the Elbow River, peaceful riverfront views, and easy connections to Kananaskis Country and Bragg Creek. Redwood Meadows is a friendly, family-oriented neighbourhood known for its mature treed lots, quiet streets, and strong sense of community. This well-cared-for home greets you with strong curb appeal. Inside, the main floor features an open-concept layout with a spacious living room anchored by a striking stone fireplace, generous windows, and a large kitchen perfect for family gatherings. The home features a classic, traditional layout with excellent flow throughout. A graceful curved staircase becomes a focal point as you enter, adding elegance and character. The main floor and upper levels are complemented by a large, highly functional laundry room with ample storage and workspace. In-floor heating provides comfortable, efficient warmth underfoot. In total, this property offers approximately 3,600 square feet of fully developed living space, giving you generous room for family, guests, and everyday living. Upstairs you'll find comfortable bedrooms, including a primary suite with a private ensuite. The fully finished basement provides excellent additional living space. Importantly, this home has no known history of water in the basement-including 2013. Step outside to

the showpiece backyard: a large, beautifully landscaped yard with mature trees, lush grass, and thoughtful plantings. The expansive deck is ideal for entertaining, and the entire outdoor space is in excellent condition. This is a rare opportunity to own a turn-key family home in a prime Redwood Meadows location with direct park access, trails, and river pathways right at your fingertips.