



GRASSROOTS
REALTY GROUP

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33 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2329759



\$875,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,417 sq.ft.	Age:	1986 (40 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.41 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, No Back Lane, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	Double Vanity, Jetted Tub, Kitchen Island, Laminate Counters, Pantry, Vaulted Ceiling(s)		

Inclusions: Pergolas on back deck (2), Shed, Shed/Treehouse

Escape to this beautifully maintained, turn-key home in the highly sought-after forest community of Redwood Meadows. Located just 25 minutes west of Calgary and 6 minutes from the abundant amenities of Bragg Creek, this property offers the ultimate blend of peaceful nature and an easy, tranquil commute. With 5 bedrooms, 4 bathrooms, and 3,829 square feet of total developed living space, this home sits on a professionally landscaped lot designed for grand entertaining and quiet relaxation. The exterior features a wide driveway with parking for 6 vehicles, a side yard with extra space for an RV or trailer, a private front deck perfect for watching the community Canada Day parade, a brick patio with a fire-pit, and a man-made creek and pond surrounded by beautiful lilacs. The backyard is a private, unfenced oasis where deer quietly wander, complete with a grassy clearing for outdoor games, a treehouse, storage sheds, and two decks—one featuring a dining area with a retractable awning and the other boasting a gazebo and relaxing swing overlooking the running water. Inside, the main level welcomes you with vaulted ceilings, a skylight, and a wet bar in the formal living and dining area. The upgraded kitchen features stainless steel appliances, including a matching full-size refrigerator and full-size freezer to accommodate large gatherings, plus a bright breakfast nook. Adjacent is a cozy family room with a slate-rock wood-burning fireplace. A renovated half-bath and a large laundry/mudroom with extensive storage off the garage complete this level. Upstairs, the oversized primary suite offers room for a workout area or home office, alongside an ensuite with double sinks, a jacuzzi, and a separate shower. Two additional large bedrooms feature built-in storage benches and closet organizers, sharing an upgraded full bath with a convenient laundry chute. The

bright, fully finished basement provides excellent recreation space with a large media/games room, two more oversized bedrooms with organizers, and a full bathroom. Major mechanical upgrades include two new furnaces, two new hot water tanks, and a re-insulated attic. Enjoy an unmatched lifestyle steps from Curtis Park's playground, sports fields, tennis courts, skate park, and community garden. Residents also benefit from an outdoor rink, disc golf, cross-country ski trails, and a premier golf course with a driving range and restaurant—great for local teen jobs. Redwood Meadows is a safe, friendly, family-oriented neighborhood with its own townsite, pre-school, and firehall. Excellent schools serve the area, with school bus pickup right on the street for Banded Peak School (K-8) in Bragg Creek and the highly academic Springbank High School (9-12). Bragg Creek's nearby shops, groceries, and dining mean you never have to drive to the city on your days off.