



GRASSROOTS
REALTY GROUP

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31 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2337007



\$899,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,714 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:	Back Yard, Backs on to Park/Green Space, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautiful and spacious family home nestled among the trees in the highly sought-after community of Redwood Meadows. Offering more than 2,700 square feet above grade plus a fully developed basement, this impressive 5-bedroom home combines generous living spaces, thoughtful updates and an incredible natural setting just minutes from Bragg Creek and within easy reach of Calgary's west side. Surrounded by mature trees and positioned near community recreation amenities, playgrounds, pathways and the Elbow River, this is a wonderful opportunity to enjoy the relaxed, family-oriented lifestyle Redwood Meadows is known for. Inside, the main level offers an inviting traditional floor plan with beautiful hardwood flooring and plenty of space for everyday living and entertaining. The generous formal living room is centred around a gas fireplace and opens to the spacious dining room, creating an elegant setting for family dinners and gatherings. The renovated kitchen features granite countertops, a large centre island with gas cooktop, ample cabinetry and workspace, and a bright breakfast nook. The adjoining renovated family room is anchored by a wood-burning fireplace capable of heating approximately 3,000 square feet, creating a warm and welcoming gathering space. Built-in cabinetry adds character and functionality, while a convenient laundry room and half bath complete the main level. Upstairs, the spacious primary suite offers a peaceful retreat with a large walk-in closet and 5-piece ensuite featuring a granite-topped vanity, separate shower and soaker tub. Two additional bedrooms are generously sized, including an exceptionally large secondary bedroom offering flexibility for children, guests, a home office or additional lounge space. A full 4-piece bathroom completes the upper level. The renovated, fully

developed basement provides even more room to spread out, with a large recreation room, two additional oversized bedrooms, a 3-piece bathroom and generous storage space. Outside, the large treed lot creates a private and peaceful backdrop with an expansive deck and grassy yard offering plenty of room for entertaining, relaxing and enjoying the outdoors. Recent exterior improvements include a newer roof, new garage door and freshly painted exterior trim. The home has also undergone an important plumbing update, with Poly-B removed from the domestic water system; some Poly-B remains on the lower-pressure boiler system. Enjoy the space and serenity of a forest community while remaining just minutes from the shops, restaurants and amenities of Bragg Creek and a convenient drive to Calgary. With five bedrooms, multiple gathering spaces, substantial renovations and an exceptional Redwood Meadows setting, 31 Manyhorses Drive is a truly special place to call home.