



GRASSROOTS
REALTY GROUP

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49 Manyhorses Drive
Rural Rocky View County, Alberta

MLS # A2342424



\$819,000

Division:	Redwood Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,561 sq.ft.	Age:	1991 (35 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.50 Acre		
Lot Feat:	Few Trees, Irregular Lot, Lawn, Level, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Low Flow Plumbing Fixtures, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Light Fixtures

A little further west, life begins to look very different. Tucked among the mature trees of Redwood Meadows, 49 Manyhorses Drive offers that rare balance of feeling removed from the city while keeping Calgary comfortably within reach. Bragg Creek is only minutes away, Kananaskis lies just beyond, and from here hiking, biking, skiing and mountain days can become part of regular life rather than something reserved for long weekends. The home has been extensively and thoughtfully renovated, with particular attention paid to the spaces that matter most. At its heart is a beautifully redesigned, brand-new kitchen that feels current, functional and made for both everyday living and gathering. The adjoining living room has also been reworked, with new picture windows opening the space to the backyard and surrounding forest. The result is more light, a stronger connection to the outdoors and views that change with the seasons. The renovations have done more than simply update the house. They have made it live better. That flexibility continues downstairs, where an additional bedroom with its own ensuite creates a comfortable and private retreat for guests, older children, extended family or a live-in nanny. A dedicated workshop adds practical space for projects and hobbies, while the additional office area gives the home another layer of everyday usefulness, particularly for anyone working from home or needing separation between work and living space. Outside, the conventional idea of a suburban backyard disappears. Mature trees create a natural sense of privacy, with space to gather around the fire, spend an afternoon outside or simply enjoy the setting. A sheltered outdoor room extends that connection even further and offers another place to enjoy the property through more of the year. This is the appeal of Redwood Meadows. You are surrounded by nature

without giving up community or convenience. Bragg Creek provides restaurants, coffee, shops and everyday amenities just down the road, while Calgary's west side remains easily accessible in the other direction. And when the mountains call, you are already well on your way. City in one direction. Mountains in the other. Home somewhere in between. 49 Manyhorses Drive is not about moving away from Calgary. It is about choosing what you want to come home to.