

**50 Manyhorses Drive**  
**Rural Rocky View County, Alberta**

**MLS # A2276936**



**\$899,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Redwood Meadows   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey Split, Acreage with Residence                                    |               |                   |
| <b>Size:</b>     | 2,555 sq.ft.  | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Additional Parking, Asphalt, Double Garage Attached                       |               |                   |
| <b>Lot Size:</b> | 0.45 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, Level, Meadow, Native Plants, No |               |                   |

|                    |  |                   |              |
|--------------------|--|-------------------|--------------|
| <b>Heating:</b>    | Central  | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Stone, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R-1          |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Beamed Ceilings, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks |                   |              |
| <b>Inclusions:</b> | N/A  |                   |              |

**\*\*OPEN HOUSE SAT Jan 10th 2:30-4:30pm\*\*** This stunning, fully developed home offers over 3,500 sq. ft. of beautifully finished living space, with no detail overlooked. Truly move-in ready, this residence blends thoughtful upgrades with timeless style throughout. Upon entering, you're welcomed by a tiled foyer that opens to a gorgeous vaulted living room, flooded with natural light from newer, oversized south-facing windows. The formal dining area is spacious and elegant, seamlessly connecting to the renovated kitchen. Here you'll find Corian countertops, a new backsplash, updated appliances, and resurfaced cabinetry, creating a functional yet stylish space. The kitchen and dining nook lead directly to a massive, updated deck, perfect for entertaining. The inviting family room features custom built-in shelving centred around a striking large electric fireplace. The main level is completed by a renovated powder room and an exceptionally large laundry/mudroom. Upstairs, the expansive primary bedroom offers a large 5-piece ensuite. Just off the primary is a versatile open loft, overlooking the main level and offering peaceful outdoor views. Three additional generously sized bedrooms (one currently used as an office) and a fully renovated 3-piece bathroom complete the upper floor. The lower level provides outstanding flexibility, featuring a huge recreation room with a wet bar, ideal for entertaining or relaxing. An additional fifth bedroom can serve as a guest room, hobby space, or extra storage. Outside, this property truly shines. The long, wide asphalt driveway accommodates multiple vehicles, with additional side space for recreational toys. The garage boasts epoxy flooring and extensive built-in storage. The private backyard is an oasis, highlighted by a new 26' x 18' deck with convenient storage underneath, a fire pit area, and a tranquil

forest backdrop. The owners have thoughtfully cleared the forest floor for easy access and enjoyment. Notable upgrades include: 50-year legacy roof, new hot water tank, leaf filter system on rear eavestroughs, new garage door, permanent outdoor lighting, new carpet on stairs, new main-floor windows and front door, all plugs and switches updated. There are simply too many upgrades to list&mdash;ask your agent for the full upgrade summary. Call today to book your private showing and experience this true GEM of a home!