



*Fabulous Family Lifestyle*  
*8 Manyhorses Gate*



*Deborah*  
REALTOR® *Clark*

*Opening New Doors For You*

*In The Bragg Creek Area*



MaxWell Canyon Creek

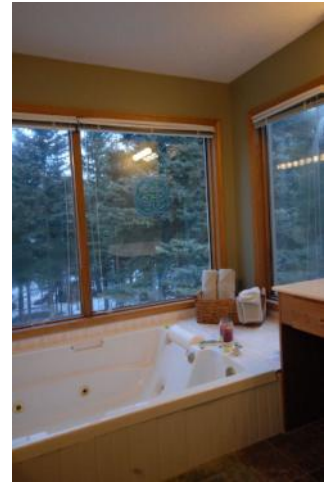
403-835-3385

[www.realestatenearbraggcreek.com](http://www.realestatenearbraggcreek.com)



Lovely custom built 2261 sq. ft. family home with 4 bedrooms, a great floor plan and oak finishing throughout. Spacious living room and adjoining formal dining room, both with hardwood flooring. Bright and well organized, the kitchen features a large prep island with inset stove, plenty of storage and counter space, and easy access to the multi-tiered deck and expansive yard beyond — lots of green space to let the kids run wild! Linger after meals in the sun-filled dining nook with peaceful forest views, or put your feet up in the adjoining family room and relax in front of the cozy, wood burning fireplace. Also on the main level, you'll find the laundry area, a convenient mudroom, and entry from the double attached garage.





**G**et away from it all in the lovely master bedroom which features a walk-in closet and wonderful 4-piece ensuite bathroom with separate shower and a jetted soaker tub that looks out over the treetops. The upper level also has 2 good-sized kids bedrooms with an adjacent 4-piece bathroom.

**P**leasant cul-de-sac location, just a short walk to the community centre, playground, sports field and skating rink makes for a fantastic family lifestyle! Just 5 minutes to the schools and services in Bragg Creek, and a short 35 minute commute to downtown Calgary.



**Residential**

**8 Manyhorses GA**

**A**

**LP: \$ 515,900**



**Status:** A  
**Area:** Bragg Creek  
**Community:** None 8888  
**Style:** 1 and Half Storey  
**Zone:** Zone RUR4  
**Year Built:** 1989  
**Mortgage:** \$ 0  
**Payments:**  
**Legal Plan:** CLS67487  
**Blk/UF:** none  
**MLS#:** C3368340  
**Postal Code:** T3Z 1A2  
**Linc #:** 2009027676  
**Type:** Residential Detached Single Family  
**New Home on Old Lot:** N **Remod:**  
**Finish Lvl:** 2  
**Cash Down:**  
**Lender:**  
**Due:**  
**Rate:**  
**Lot/Unit:** 6-224

**Prop Class:** Single Family

Seller may consider TRADE with STARTER HOME IN Cochrane, Tuscany or NW Calgary. Fantastic custom built 1.5 storey home with a great layout designed for family living. The circle through driveway, tierd back decks and oversized backyard will make your summer days a treat. Nice cul-de-sac location, great for the kids, short walk to playground, sports field, skating rink and bicycle pathways. 4 good size bedrooms, one could be used as a home office. Brand new carpet and bathroom flooring upstairs. Spacious, unfinished basement ready for your development. Well organized kitchen with plenty of storage and counter space, good size eating area with easy access to formal dining area and sunken family room. Peaceful master suite has a walk in closet and a soaker tub surrounded by large windows overlooking your private forest. Just 5 minutes to Bragg Creek and a short 35 minute communte to Calgary. Call to book your viewing today!

**Virtual Tour:**

**Brochure:**

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>
<b>Baths:</b>	0	1	0	1	0	0
<b>Ensuite Bth:</b>		0	0	1	0	0
<b>Bdrms Abv:</b>	4 Total Bdrms: 4			<b>Addl Rms:</b>		
<b>Fin FP/Rgh-In:</b>	1/	<b>Fpl Fuel:</b> Wood With Log Lighte				
<b>Parking:</b>	Double Garage Attached					

**Elem School:** Banded Peak  
**Jr/Mid Schl:** Banded Peak  
**High Schl:** Springbank High School  
**Other Schl:**  
**Garage:** Yes

**Directions:** Enter Redwood Meadows through 2nd entrance, pass Firehall, Turn Right at the Stop sign. Pass mailboxes then take first right into Manyhorses Gate. House will be near end of cul-de-sac on the left  
**Schl Bus:** Y

<b>Living Room:</b>	4.3x4.1	M	<b>Master Bedrm:</b>	4.5x4.1	U
<b>Dining Room:</b>	4.1x3.0	M	<b>Bedrm 2:</b>	3.3x3.4	U
<b>Kitchen:</b>	5.4x6.1	M	<b>Bedrm 3:</b>	2.9x3.5	U
<b>Family Room:</b>	4.5x3.9	M	<b>Bedrm 4:</b>	2.9x3.4	M
<b>Den:</b>					

	<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
<b>Main Lvl:</b>	112.0		1205.57
<b>Upper:</b>			
<b>Above Grd:</b>			
<b>Lower Lvl:</b>			
<b>Below Grd:</b>			
<b>Total:</b>	212.0		2,281.97

**Flooring:** Hardwood, Marble, Carpet  
**Foundation:** Wood  
**Exterior:** Brick, Wood  
**Heating Type:** Forced Air-2  
**Features:** DECK, DETEC, NSMKE, SWIRL

**Roof Type:** Asphalt Shingles  
**Fireplace:** Marble Surround, Wood With Log Lighter  
**Construction:** Wood Frame  
**Basement:** Full  
**Bsmt Dev:** Unfinished  
**Heat Fuel:** Natural Gas  
**Goods Excluded:** washer, dryer, deep freeze

**Goods Incl:** CMPCT, DWBLT, OPEN2, REFRG, STVCT, OVNBI, VACAT, VACSY, WINDA

**Site Infi:** CULD, FLAT, LNSCA, TREED, GOLF

**Lot Shape:** Irregular  
**Frntg X Dpth:** 29.6 X 54.2  
**Front Exp:** West

**Amenities:** SKATE, TENCT, PLAYG

**Zoning/Land Use:** R-1 Residential Single Family Dist  
**Conform:**

**Restrictions:** N-KNW

**Tax Amt/Yr :** \$ 3,493 / 2008  
**Warranty:** None

**Condo Name:**  
**Prk Encl/Unit/Type:** 2  
**Prk Plan Desc:**

**Ownership:** PRIV  
**Incl:**  
**Registered Size:**  
**Condo:**  
**HOA:**

**Seller:** Paton  
**List Realtor:** Deborah Clark ID: CCLARKDE  
**List Realtor Email:** [dclark@realestatenearbraggcreek.com](mailto:dclark@realestatenearbraggcreek.com)  
**List Firm:** MAXWELL CANYON CREEK Ph: 403-835-3385 Fax: 403-278-8953

**Appt:** LIST Deborah Clark  
**Appointment Ph:** 403-835-3385  
**List Date:** 03/01/09

**List Realtor2:**  
**List Firm2:**

**List Realtor Web:** <http://www.realestatenearbraggcreek.com>

**Occupancy:** SELLR

**Possession:** 60 Days /09/18/09 /negotiable **Exclusion:** N

**Comm:** 3.5% of 1st 100k and 1.5% of BOSP **SRR:** N

**Pend Date:**  
**Sold Term:**  
**Sell Firm:**  
**Sell Agent:**

**DOM:** 178 days  
**Entered:** 03/03/09  
**Disc:**  
**Expiry Date:** 10/16/09  
**Sell Firm 2:**  
**Sell Agent 2:**