



GRASSROOTS
REALTY GROUP

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**11364 Leonard Street
Grande Cache, Alberta**

MLS # A2233285



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,080 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1 B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Now here's a home that really checks all the boxes and stands out! Tucked away in the ever-popular Phase 4 of Grande Cache, this beautiful property backs onto quiet green space with no rear neighbours — the kind of privacy most want but is hard to find. Step inside and you're greeted by a bright, inviting interior with a modern, calming colour palette and cozy wood-grain accents that make you feel instantly at home. Every corner has been thoughtfully updated inside and out, from new siding, doors, windows, and extra insulation (2023) to a fresh roof (2020), so you can move in worry-free. The heated, oversized two-car garage is a dream for anyone who loves their toys and the outdoors, with a rear door that opens straight onto the trails. Plus, with three bedrooms, a den, a huge rec room, a 2-piece ensuite, a 4-piece bath on the main, and a 3-piece bath in the basement, this home offers a great balance of style, comfort, and everyday practicality. It's one you truly have to see for yourself!