



GRASSROOTS
REALTY GROUP

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**11512 Manning Crescent
Grande Cache, Alberta**

MLS # A2234146



\$350,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,226 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Pie Shaped Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: None

Welcome to 11512 Manning Crescent – Your Family’s Next Chapter Begins Here. Tucked into a quiet crescent in our safe little mountain town, this home offers the perfect blend of functionality, comfort, and charm. Imagine hosting Sunday dinners, watching the kids play in the backyard, and soaking in those peaceful Grande Cache mountain views – all from the comfort of your new home. Right from the curb, this property shines with inviting appeal. Step inside through a spacious 5x10 front porch – plenty of room to drop backpacks, groceries, and boots without tripping over each other. The heart of the home is a chef’s kitchen, beautifully finished with granite countertops, a gas cooktop, and double wall ovens – perfect for cooking up family favourites. The kitchen flows seamlessly into the open-concept dining and living area, where natural light pours in through large windows. Down the hall, you’ll find two cozy bedrooms for the kids, a 3-piece bathroom complete with a deep soaker tub, and a generously sized primary suite with its own private ensuite bathroom. The fully finished basement adds even more living space, featuring a large rec/play area with a wood-burning stove, a 4th bedroom, a 3-piece bathroom, and a spacious utility/laundry/storage area. Step outside into a backyard that’s just as impressive – fully fenced, flat, and complete with a three-tier deck – perfect for summer BBQs and evening relaxation. A 24x24 detached garage provides room for all your tools and toys, and with alley access, there’s even space to pull in your trailer. The alley also leads directly to the nearby elementary school, making school runs a breeze. This home also includes a durable tin roof, updated windows throughout, stunning mountain views from nearly every angle, and ample parking space for vehicles,

RVs, or ATVs. This home truly checks all the boxes for family living — inside and out. Book your showing today and start the next chapter of your story at 11512 Manning Crescent.