



GRASSROOTS
REALTY GROUP

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118 Moberly Road
Grande Cache, Alberta

MLS # A2109067



\$289,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,600 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Many Trees, Sloped Up, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Beautiful executive custom built duplex in the Foothills of the Rocky Mountains. Spacious living room that features a fireplace/entertainment station for those cozy evenings. 3 bedrooms up and 2-1/2 baths makes this a home for the growing family. Master bedroom offers a 5pc. bath, huge walk-in closet and walkout balcony to enjoy those early morning coffees or just take in the beautiful mountains & surroundings that Grande Cache has to offer. The kitchen is a pleasure to cook in with its upgraded stainless steel appliances, tiled backsplash, upgraded taps, sink and beautiful pantry. The dining room is just off the kitchen and has patio doors that lead to the deck on the back of the property. Nice and private for those barbeque dinners. The property itself features over 1500 sq.ft. of living space and a basement is partially finished and is ready for your input. Come check it out. Make this property a place to call home.