



**10805 Grande Avenue
Grande Cache, Alberta**

MLS # A2147079



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,386 sq.ft.	Age:	1996 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, No Neighbours Behind, Landscaped, View		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island		

Inclusions: Movie Projector + Screen

My favourite thing about this property? LOCATION!! You do not have to choose between bush side or mountain views with this property you get to have your cake and eat it too! This property has so many amazing features, let's start with the 20x30 attached heated garage which believe it or not also has amazing mountain views. With access to your main level from the garage, this beautiful home unfolds: offering a den/office (could potentially be a 3rd upstairs bedroom), primary bedroom with amazing views, walk-in closet and your own 3pc ensuite for privacy. Just across the hall is another bedroom.. Your kitchen really is a chef's dream and is in excellent shape, with top of the line appliances, plenty of storage and an island for added counter space. Off of the kitchen you will find your stackable MAIN FLOOR washer/dryer with access to your developed basement. Before we head down there, let's sit in your living room which has the most breathtaking views of the mountains you have ever seen - there is also access to your two tier deck from your living area. The basement is fully developed and has a large open family room with access to your second deck (this one is all composite and maintenance free). Down here you will also find another 3 pc bathroom, large basement bedroom and your very own theatre room - perfect for family movie nights, or watching the oilers when they make it to the playoffs in 2025. The outdoor space is just as special as the indoor, your backyard is fully fenced, well maintained and has a fire pit area along with access to the lower area of your yard. Your property line extends past the fence which gives you ample room for storing your camper with back alley access nearby. If you have been waiting for an executive style home to hit the market then this may be the one for you. Call your Realtor to book your own personal

viewing today!!