



**404 Eaton Falls Crescent  
Grande Cache, Alberta**

**MLS # A2197039**



**\$379,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Street Lighting, Views		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	ICF Block
<b>Features:</b>	See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** NONE

This beautifully designed 5-bedroom + den, 4-bathroom bungalow is officially on the market! With ample square footage, this home is perfect for families seeking space, comfort, and breathtaking surroundings. As you step inside, you're welcomed by an open-concept floor plan, with the kitchen serving as the heart of the home. Expansive windows flood the space with natural light while framing stunning mountain views from every angle. The main floor features a spacious primary suite, two well-sized bedrooms, a versatile den/office, and the convenience of main-floor laundry. The fully developed basement offers even more living space, including a generous recreation area—perfect for hosting hockey nights or creating the ultimate kids' playroom. Continuous flooring flows throughout the lower level, where you'll also find a stylish 4-piece bathroom and two large bedrooms, each with its own walk-in closet. While this home does not have a garage, storage is not an issue! Plus, there's plenty of space to build your dream garage in the future. Outdoor living is a dream with a wrap-around deck, perfect for sipping coffee while soaking in the serene views. The backyard offers direct access to a playground, as well as Griffiths Trail and Grassy Hill—ideal for outdoor adventures. Don't miss out on this incredible opportunity to call this mountain-view retreat your home!