



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

MLS # A2197039



\$379,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	ICF Block	Utilities:	-
Features:	See Remarks		

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!