



GRASSROOTS
REALTY GROUP

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120 Moberly Road
Grande Cache, Alberta

MLS # A2209068



\$305,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,710 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Looking to offset your mortgage? Need a place for family when they visit—or maybe you're ready to move your parents in with you? This versatile duplex might be just what you're looking for. Located in Phase 6, 120 Moberly offers generous square footage and flexibility for all types of living arrangements. The main level features your primary living area with a cozy gas fireplace, a 2-piece bathroom, laundry with storage, and direct access to your attached garage. The large kitchen boasts plenty of cupboard space, a pantry, and loads of natural light. From the dining area, step out onto your private deck—perfect for BBQs or relaxing evenings. Upstairs, you'll find three spacious bedrooms, including a large primary suite complete with a walk-in closet, 4-piece ensuite, and your very own private balcony where you can sip your morning coffee while soaking in stunning mountain views. A second 4-piece bathroom adds even more convenience for the upper level. The basement suite has its own private entrance and offers two additional bedrooms, a living/dining area, kitchen, and a full 4-piece bathroom with in-suite laundry. Bonus: the basement comes fully furnished and these are not part of an association, meaning no condo fees! Step out your back door, hop on your quad, and hit the trails—nature is literally at your doorstep.