



GRASSROOTS
REALTY GROUP

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16, 131 Moberly Road
Grande Cache, Alberta

MLS # A2210382



\$299,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,120 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Front Yard, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Welcome to this meticulously cared-for duplex in the desirable Hayden Ridge Estates, ready for its new owner. Built in 2011 and located in the newest phase of Grande Cache (Phase 6), these sought-after units are known for their quality and scenic surroundings. Enjoy breathtaking mountain views from both the front and back of the home. The main floor features hardwood flooring, a cozy gas fireplace, and a stylish kitchen complete with quartz countertops and ample cabinetry. You'll also find a den (perfect for a home office or guest room) and a 4-piece bathroom on this level. The spacious primary suite includes a walk-in closet and a private 3-piece ensuite. The fully developed walkout basement is finished with plush carpet and offers a generous rec area, two well-sized bedrooms, a 4-piece bathroom, and a utility/storage room. Additional features include a 20x22 attached garage with direct access to the home, offering convenience and extra storage. With the trail system just steps from your door, this location is perfect for nature lovers and outdoor enthusiasts. Condo fees include exterior maintenance, snow removal, lawn care, property management, and outside insurance. Utilities are not included.