



**GRASSROOTS**  
REALTY GROUP

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10113 97th Avenue  
Grande Cache, Alberta

MLS # A2211140



**\$415,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,230 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Off Street		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Brush, Views		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Full, Walk-Out To Grade
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

**Inclusions:** Fully Furnished + All appliances included.

Dreaming of running a cozy bed & breakfast in the majestic Rocky Mountains? Looking for a lucrative investment property, crew accommodations, or space for a large family? This one-of-a-kind property checks all the boxes! With 2,230 sq. ft. above grade, this spacious home features 4 bedrooms + a den, and 3 bathrooms (4-piece, 3-piece, and 2-piece) on the upper levels. You'll love the vaulted ceilings, chef-inspired kitchen, and breathtaking mountain views from the main floor. The walkout basement adds even more flexibility with a second full kitchen, dining and living space, 5 additional rooms, and two 3-piece bathrooms—ideal for guests, tenants, or multi-generational living. This fully furnished home comes with all appliances, 2 furnaces, and 2 hot water tanks for added comfort and efficiency. Whether you're an entrepreneur, investor, or just someone craving a mountain lifestyle, this property offers unmatched potential. Don't miss your chance to make it yours!