



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**11071 Swann Drive
Grande Cache, Alberta**

MLS # A2299423



\$189,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,146 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

This bungalow is perfectly located for families with primary-aged kids—just send them off to school without ever leaving your home, with Sheldon Coates Elementary School right across the street! Offering over 1,100 sq ft of living space, this home features stunning mountain views in every direction. The main level includes 3 bedrooms, including a primary bedroom with a convenient 2-piece ensuite, along with a full 4-piece bathroom. The basement is undeveloped, providing a blank canvas to create whatever suits your needs—additional bedrooms, a rec room, or a third bathroom. Outside, you’ll find a paved driveway, a partially fenced backyard, and a storage shed for all your extras. Major updates have already been taken care of, including a newer roof, most windows replaced, and upgraded siding.