



GRASSROOTS
REALTY GROUP

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**11414 NORRIS Crescent
Grande Cache, Alberta**

MLS # A2313373



\$249,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,090 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Few Trees, Front Yard, Lawn		

Heating:	Fireplace(s), Forced Air, Natural Gas, Wood	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Preserved Wood	Utilities:	-
Features:	Built-in Features, Kitchen Island, Sump Pump(s)		

Inclusions: NONE

Tucked away in a quiet, family-friendly cul-de-sac in desirable Phase IV, this warm and welcoming 4-level split sits on a big beautiful lot with everything a growing family needs. From the moment you arrive, you'll appreciate the spacious yard, large deck, and impressive 22x24 garage — perfect for vehicles, toys, storage, or workshop space. The fully fenced backyard offers endless room for kids, pets, gardening, entertaining, or simply enjoying peaceful evenings outdoors. Inside, the home features a bright and inviting main living area with hardwood floors, cozy wood-burning fireplace, and a huge bow window that fills the space with natural morning light. The oversized kitchen is truly the heart of the home, offering abundant cabinet and counter space, plus an open dining area with direct access to the deck and backyard — ideal for BBQ season and family gatherings. Upstairs you'll find 3 comfortable bedrooms, including a spacious primary suite with its own 3-piece ensuite. The main upper bathroom features a deep soaker tub perfect for relaxing after a long day. The lower levels offer even more room to spread out, including a cozy family room with a beautiful gas fireplace, a wet bar area for entertaining, convenient laundry and bath combo, plus a large unfinished basement space ready for your ideas and future development. With its incredible lot, spacious layout, cozy charm, garage, deck, and quiet cul-de-sac location, this property offers the perfect blend of comfort, space, and potential.