



GRASSROOTS
REALTY GROUP

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10629 104 Avenue
Grande Cache, Alberta

MLS # A2317556



\$285,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,131 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Other		

Heating: Forced Air, Natural Gas

Floors: Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: none

For more information, please click the "More Information" button. The Grande Cache Retreat. Set against the breathtaking backdrop of the Canadian Rockies, this beautifully maintained 1,131 sq ft residence effortlessly blends modern updates with natural beauty. Perfect for anyone seeking an immaculate, turnkey mountain escape with authentic character, this property is designed to impress from the inside out. Experience the true majesty of the region with stunning mountain peaks right out your expansive front windows, paired with a majestic, uninterrupted view of Mount Hamell anchoring the rear horizon. The home is thoughtfully positioned to capture the absolute best of the daily sun cycle, allowing you to enjoy bright, sun-soaked living spaces all day long without the intense glare of the late afternoon. This unique orientation makes the home naturally warm and energy-efficient. Inside, enjoy premium, brand-new flooring meticulously installed throughout the entire house just last year, offering a seamless, cohesive aesthetic with zero carpet headaches. This expansive layout features remarkably spacious bedrooms, highlighted by a primary suite complete with its own private ensuite bathroom. The living space further extends into a fully finished lower level that is absolutely perfect for an entertainment media room, home gym, or a quiet executive workspace. Step out onto the updated rear deck into your own personal backyard utopia. This fully fenced, ultra-private yard feels like living right on the pristine mountain brush side. It is a peaceful, spacious haven offering ultimate privacy and a secure paradise for family and pets. For added convenience, a secure private access gate opens directly onto a quiet neighborhood lane, providing instant entry for local trail walks. Nestled in an incredibly quiet residential pocket, you are steps away from serene nature trails yet close to the

local recreation centre, schools, and library. A deep, attached double garage provides secure vehicle parking and abundant storage to keep your vehicles and mountain gear perfectly dry and safe from the elements. This property features an exemplary, clean home inspection history.