



GRASSROOTS
REALTY GROUP

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10, 131 Moberly
Grande Cache, Alberta

MLS # A2319211



\$289,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,120 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, No Neighbours Behind, Street Lighting, V		
Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 317
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-R(VI)
Foundation:	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: WIndow Coverings

This beautiful, move-in-ready duplex is now available in sought-after Hayden Ridge Estates! Perfect for those looking to downsize without giving up space, as well as young professionals, first-time home buyers, or anyone seeking low-maintenance living with mountain charm. Step inside to a spacious entryway that leads into the bright and inviting living and dining area. Cozy up beside the gas fireplace on those chilly mountain evenings and enjoy the warm, welcoming atmosphere. The main floor offers convenient single-level living with a den, 4-piece bathroom, main floor laundry and a large primary suite complete with a walk-in closet and private 3-piece ensuite. The kitchen provides plenty of storage, space for a dining table, and direct access to your private deck where you can relax and take in the beautiful views. Downstairs, the fully developed walkout basement offers incredible flexibility with a large recreation room or second living area, office space, a spacious bedroom, another full 4-piece bathroom, and plenty of storage. There's even room to create your own home gym. Step outside and enjoy trails and mature trees right from your backyard. Additional features include a 20' x 22' attached garage and worry-free exterior maintenance. Condo fees cover professional property management, snow removal, grass cutting, exterior insurance, and reserve fund contributions—allowing you to focus on enjoying your home while the condo board takes care of the rest. These units rarely come available, and when they do, they don't stay on the market for long. Book your showing today!