



GRASSROOTS
REALTY GROUP

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10821 & 10817 Grande Ave
Grande Cache, Alberta

MLS # A2327386



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,623 sq.ft.	Age:	1997 (29 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.43 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Level		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Concrete, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	GC-LDR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Discover executive living at its finest in this beautifully maintained bushside bungalow offering breathtaking views and the rare opportunity to own two adjacent titled lots. Fully fenced (6ft tall w/ solar light caps), landscaped, and boasting an abundance of parking between both properties, this exceptional 4 bedroom, 4 bathroom home has been thoughtfully designed for both everyday living and entertaining. Step inside to a bright, open-concept main floor featuring soaring 12 ft. cathedral ceilings, skylights that fill the home with natural light, and a cozy gas fireplace perfectly positioned to enjoy the south facing view. The chef's kitchen is complete with an abundance of soft-close cabinetry, generous counter space, and flows effortlessly into the dining area with direct access to the covered deck. The deck features a natural gas BBQ hookup and is the perfect place to entertain or simply relax while taking in the stunning scenery. The spacious primary suite offers a private south facing balcony and an ensuite with a jetted tub, while an additional bedroom, a second bedroom that also makes an ideal home office, a beautiful 4-piece bathroom with a skylight, convenient main floor laundry, and a 2-piece powder room located just off the heated garage complete the main level. The fully finished walkout basement provides even more versatile living space with a large family room, another spacious bedroom, a full bathroom, and several den and storage rooms. In-floor heating throughout the basement and heated garage adds year-round comfort. With quality finishes throughout, exceptional pride of ownership, incredible views, bushside privacy, and the added value of two adjacent titled lots, this one-of-a-kind property is ready to impress.