



**GRASSROOTS**  
REALTY GROUP

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10730 Shand Avenue  
Grande Cache, Alberta

MLS # A2327668



**\$299,900**

|           |                                                                             |        |                   |
|-----------|-----------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                        |        |                   |
| Type:     | Residential/House                                                           |        |                   |
| Style:    | Bungalow                                                                    |        |                   |
| Size:     | 1,288 sq.ft.                                                                | Age:   | 1975 (51 yrs old) |
| Beds:     | 3                                                                           | Baths: | 2 full / 1 half   |
| Garage:   | Off Street, Parking Pad, Single Garage Attached                             |        |                   |
| Lot Size: | 0.22 Acre                                                                   |        |                   |
| Lot Feat: | Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Landscaped, Ma |        |                   |

|             |                                            |            |        |
|-------------|--------------------------------------------|------------|--------|
| Heating:    | Forced Air                                 | Water:     | -      |
| Floors:     | Carpet, Concrete, Hardwood, 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

Some homes simply have a feeling that is hard to put into words, and this one is truly one of a kind. Perfectly situated in a central location directly across from Central Park, you'll love having no neighbors in front while enjoying beautiful mountain views from the living room, dining room, kitchen, and even the backyard thanks to the property's elevated position. Outside, the professionally landscaped yard has been thoughtfully designed with incredible mature vegetation that creates both beauty and privacy, making every space feel like your own personal retreat. Whether you're relaxing on the private deck off the living room, gathering around the hidden firepit, unwinding in the gazebo, or putting the workshop/shed to good use, there's something to appreciate in every corner. Inside, this 3-bedroom, 3-bathroom bungalow offers a style and character that stands apart from the ordinary, with a spacious living room featuring a stunning brick accent wall and cozy gas fireplace, while the uniquely elevated dining room is the perfect place to entertain, share family meals, or enjoy game nights with a spectacular view. Even washing dishes becomes a little more enjoyable with the mountains framed perfectly above the kitchen sink. The primary bedroom offers peaceful views of the surrounding greenery along with a convenient 2-piece ensuite, while two additional bedrooms complete the main floor. Downstairs you'll find a finished basement with a functional laundry room, plenty of storage, a hidden cold room, and a versatile den. The slightly oversized attached single garage offers extra space for tools and workbenches, complemented by the large concrete driveway and additional workspace in the backyard shed. Full of charm, privacy, views, and endless potential to make it your own, this is a property that truly needs to be experienced in person.

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