



GRASSROOTS
REALTY GROUP

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328 Stephenson Drive
Grande Cache, Alberta

MLS # A2330412



\$449,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,622 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window Coverings

Welcome to this spacious family home in the highly sought-after Phase 6 neighbourhood, where panoramic mountain views, functional living spaces, and endless potential come together. Offering 4 bedrooms, 4 bathrooms, and room for the whole family, this well-designed home welcomes you with a generous front entry that flows into the bright open-concept kitchen, dining, and living area. The inviting living room is anchored by a cozy gas fireplace, making it the perfect place to gather year-round. The main floor also features a convenient 2-piece bathroom, main floor laundry, and direct access to the 22' x 23' attached garage. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for children, guests, or a home office. The fully developed basement has its own separate exterior entrance and offers incredible flexibility. Featuring a fourth bedroom, a large recreation area, a 3-piece bathroom, storage space, and a second washer and dryer, it's ideally suited for extended family, a granny suite, or the opportunity to generate rental income and help offset your mortgage. Outside, you'll appreciate the fully fenced, flat landscaped backyard—perfect for kids, pets, entertaining, or simply enjoying the outdoors. Homes in Phase 6 are always in high demand thanks to their family-friendly atmosphere, beautiful surroundings, and direct access to Grande Cache's incredible outdoor recreation. Don't miss your opportunity to make this exceptional property your next home.