



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

9337 Berge Drive
Grande Cache, Alberta

MLS # A2331975



\$469,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,388 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Preserved Wood	Utilities:	-
Features:	High Ceilings, Laminate Counters, Vinyl Windows		

Inclusions: Shed, Hot Tub

Truly a one-of-a-kind home in the highly sought-after Phase 5 neighbourhood, offering an abundance of natural light, breathtaking mountain views from nearly every window, and a wraparound deck where you can relax and unwind at the end of the day. From the moment you arrive, the impressive curb appeal immediately sets this home apart. Step inside and you are welcomed by soaring vaulted ceilings, beautiful hardwood flooring, and that unmistakable feeling of home. The main living area flows seamlessly into the dining space and functional U-shaped kitchen, complete with garden doors leading to the backyard of your dreams. The main level also features a convenient 2-piece bathroom, main-floor laundry, and direct access to the heated 24' x 19.5' attached garage. Upstairs, you will find a versatile office and den overlooking the main living area—and, of course, another stunning mountain view. This level also offers a full 4-piece bathroom and a spacious second bedroom featuring a charming reading nook positioned perfectly beside the window to take in the scenery. The primary bedroom is a true private retreat, overlooking the backyard and complete with a walk-in closet and its own 3-piece ensuite. The fully developed basement provides even more living space with a third bedroom, a 2-piece bathroom, a large recreation area, and a separate utility room. Outside, the flat, fully fenced backyard is designed for both relaxation and entertaining. It features a two-tiered deck awaiting completion, a hot tub, and a stamped concrete patio offering even more space to enjoy outdoor living. There is also plenty of room to park your vehicles, recreational toys, and everything needed to embrace the Grande Cache lifestyle. This exceptional property offers character, comfort, functionality, and unforgettable views. It is truly a rare opportunity to create your own

memories while feeling as though you are living in a storybook.