



GRASSROOTS
REALTY GROUP

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10237 97 Ave
Grande Cache, Alberta

MLS # A2332047



\$320,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1973 (53 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	R-1B
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

There's something special about a home that backs onto the trees. The noise fades away, the neighbours disappear, and suddenly your backyard becomes your own private escape. Tucked away on the edge of town, this beautifully renovated bungalow is the perfect blend of modern updates and peaceful living. Outside, the home has been completely refreshed with new siding and shingles, while the brand-new rear deck overlooks a surprisingly spacious, flat backyard made possible by one of the most impressive retaining walls you'll ever see. Inside, every major space has been thoughtfully updated—from the stunning new kitchen and new flooring throughout to the beautifully renovated bathroom and custom entertainment wall that gives the living room a warm, inviting focal point. With three bedrooms on the main floor, an open layout that's perfect for gathering with family and friends, and a fully developed basement offering a large family room, a three-piece bathroom, and plenty of storage, there's room here for every stage of life. Add in the detached single garage and one of Grande Cache's most desirable bushside settings, and you've got a home that's as enjoyable to come home to as it is to show off.