

\$295,000 - 18, 131 Moberly Road, Grande Cache

MLS® #A2211319

\$295,000

3 Bedroom, 3.00 Bathroom, 1,120 sqft
Residential on 0.00 Acres

NONE, Grande Cache, Alberta

This stunning duplex in the sought-after Hayden Ridge Estates (Phase 6) is in pristine, like-new condition—just as it was the day the current owners took possession. You™d truly think it was a brand new unit!

Featuring an open-concept living and dining area, this home offers a welcoming and spacious layout, enhanced by a cozy gas fireplace that adds warmth and ambiance. The kitchen is upgraded and stylish, boasting abundant cupboard space and a contemporary design perfect for everyday living or entertaining.

The main level includes convenient access to the 20x22 garage, a versatile den, a 4-piece bathroom, and a generous primary suite complete with a walk-in closet and luxurious 4-piece ensuite. High ceilings and elegant rounded corners elevate the overall feel, giving the home a refined, high-end touch.

The fully developed walkout basement opens to your own private mountain retreat—ideal for relaxing or enjoying the outdoors.

Downstairs, you'll also find a spacious rec area, room for a home office, two additional large bedrooms, and another full 4-piece bathroom.

Additional features include a commercial-sized hot water tank (less than two years old), all included appliances, and a recently upgraded



hood fan.

Don't miss your chance at hassle-free, maintenance-free living—just move in and start enjoying everything this amazing community has to offer. Book your showing today!

Built in 2012

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2211319 |
| Price | \$295,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,120 |
| Acres | 0.00 |
| Year Built | 2012 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bungalow |
| Status | Active |

Community Information

| | |
|-------------|---------------------------|
| Address | 18, 131 Moberly Road |
| Subdivision | NONE |
| City | Grande Cache |
| County | Greenview No. 16, M.D. of |
| Province | Alberta |
| Postal Code | T0E 0Y0 |

Amenities

| | |
|----------------|-------------------------------|
| Amenities | Snow Removal, Visitor Parking |
| Parking Spaces | 3 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | None |
| Lot Description | Back Yard, Front Yard, Street Lighting, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 12th, 2025 |
| Days on Market | 38 |
| Zoning | R2 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | Grassroots Realty Group Ltd. |
|----------------|------------------------------|

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