

# \$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	15
Zoning	R2

### **Listing Details**

Listing Office	Grassroots Realty Group Ltd.
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