

\$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	28
Zoning	R2

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.