

**342 Stephenson Drive**  
**Grande Cache, Alberta**

**MLS # A2195025**



**\$419,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1B
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** 12 x 24 Well built greenhouse on concrete slab. High ceiling. Great for gardeners or hunters to hang game. Could also be easily converted into a shop or shed.

This stunning bi-level home, built in 2010, is located in the highly sought-after Phase VI area of Grande Cache. The property boasts 4 good sized bedrooms and 3 FULL bathrooms, providing ample space for your growing family. The interior features a mix of attractive hardwood, elegant ceramic tile, durable laminate, and soft carpet, giving each room its own unique feel. High ceilings on the lower level create an open and airy atmosphere, and the walk-out basement leads directly to the backyard, offering easy access to outdoor living. Step outside and you'll be greeted by breathtaking 360-degree mountain views, (visible from EVERY WINDOW) providing a tranquil and scenic backdrop to the well-landscaped yard. The cozy back deck is perfect for relaxing, hosting family gatherings, or simply enjoying the beauty of nature. Whether you enjoy gardening, spending time outdoors, or just soaking up the views, this home offers something for everyone. Inside, the heart of the home is the open-concept kitchen, living room, and dining room, designed to bring the family together. The kitchen is complete with a central island and modern appliances, making meal preparation a breeze. The walk-out to the back deck from the dining room makes it easy to transition from indoor to outdoor entertaining. The home also features a 12x24 greenhouse and several raised garden beds, perfect for growing your own vegetables or flowers year-round. The attached two-car garage is a true bonus, with 220 power for added convenience, whether you're working on a project or need extra space for your vehicles. The location couldn't be more ideal: directly across the street is a playground, allowing you to keep an eye on your children as they play while you enjoy a meal in your dining room. The property is also on the bus route, making commuting a breeze. This family-friendly neighborhood is rare to find

with newer builds, making this home an exceptional opportunity. Spacious, warm, and move-in ready, this home offers the perfect balance of comfort, functionality, and scenic beauty. Don't miss out on the chance to make this incredible property your own.