TALLON JEBB
REAL ESTATE

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18, 131 Moberly Road
Grande Cache, Alberta

MLS # A2211319

$295,000

Division:	NONE
Type:	Residential/Duplex
Style:	Attached-Side by Side, Bungalow
Size:	1,120 sq.ft.
Age:	2012 (13 yrs old)
Beds:	3
Baths:	3
Garage:	Double Garage Attached
Lot Size:	-
Lot Feat:	Back Yard, Front Yard, Street Lighting, Views

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 317
Basement:	Finished, Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions: Window Coverings, Light Fixtures

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!