

# \$379,000 - 404 Eaton Falls Crescent, Grande Cache

MLS® #A2197039

**\$379,000**

5 Bedroom, 4.00 Bathroom, 1,757 sqft  
Residential on 0.17 Acres

NONE, Grande Cache, Alberta

This beautifully designed 5-bedroom + den, 4-bathroom bungalow is officially on the market! With ample square footage, this home is perfect for families seeking space, comfort, and breathtaking surroundings.

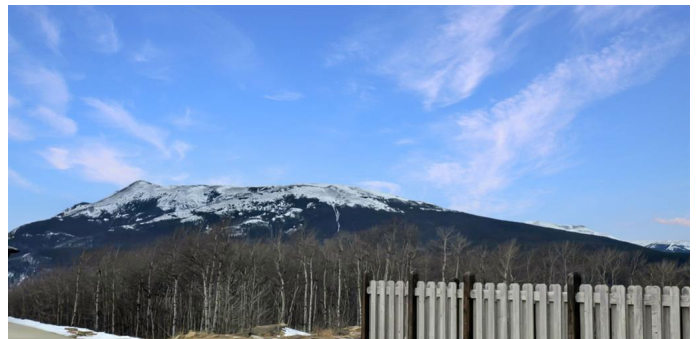
As you step inside, you're welcomed by an open-concept floor plan, with the kitchen serving as the heart of the home. Expansive windows flood the space with natural light while framing stunning mountain views from every angle.

The main floor features a spacious primary suite, two well-sized bedrooms, a versatile den/office, and the convenience of main-floor laundry.

The fully developed basement offers even more living space, including a generous recreation area—perfect for hosting hockey nights or creating the ultimate kids' playroom. Continuous flooring flows throughout the lower level, where you'll also find a stylish 4-piece bathroom and two large bedrooms, each with its own walk-in closet.

While this home does not have a garage, storage is not an issue! Plus, there's plenty of space to build your dream garage in the future.

Outdoor living is a dream with a wrap-around deck, perfect for sipping coffee while soaking in the serene views. The backyard offers direct



access to a playground, as well as Griffiths Trail and Grassy Hillâ€”ideal for outdoor adventures.

Don't miss out on this incredible opportunity to call this mountain-view retreat your home!

Built in 2007

### **Essential Information**

MLS® #	A2197039
Price	\$379,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,757
Acres	0.17
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	404 Eaton Falls Crescent
Subdivision	NONE
City	Grande Cache
County	Greenview No. 16, M.D. of
Province	Alberta
Postal Code	T0E 0Y0

### **Amenities**

Parking Spaces	4
Parking	Off Street

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Corner Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

## Additional Information

Date Listed	February 25th, 2025
Days on Market	15
Zoning	R1

## Listing Details

Listing Office	Grassroots Realty Group Ltd.
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