



GRASSROOTS
REALTY GROUP

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1514 25 Street
Didsbury, Alberta

MLS # A2246455



\$449,999

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,743 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	ICF Block	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover this beautifully designed half duplex with an attached garage and impressive modern exterior architecture—a perfect blend of functionality and style in a quiet Didsbury neighbourhood. Step inside to a welcoming foyer featuring a stunning custom feature wall, setting the tone for the thoughtfully designed interior. The heart of the home is the gorgeous kitchen, complete with quartz countertops, a stylish backsplash, and a long, spacious walk-in pantry that provides ample storage for all your kitchen essentials. Every detail, from the lighting fixtures to the open-concept layout and cohesive colour palette, has been carefully curated for comfort and elegance. Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite with a luxurious 4-piece ensuite featuring his and her sinks, plus a walk-in closet with built-in shelving. The secondary bedrooms also offer large closets with built-in organizers, maximizing both space and convenience. The basement offers incredible income potential, roughed-in for a legal suite with a separate side entrance and dual furnaces already in place. Enjoy a spacious backyard with the potential to be fully fenced—perfect for kids, pets, or entertaining. The home also includes a single attached garage and a long driveway with plenty of parking space. Whether you're a growing family, investor, or first-time buyer, this home has it all—style, space, and smart potential!