



**GRASSROOTS**  
REALTY GROUP

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**1514 25 Street**  
**Didsbury, Alberta**

**MLS # A2246455**



**\$471,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	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!