



**GRASSROOTS**  
REALTY GROUP

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**74 Westpoint Drive  
Didsbury, Alberta**

**MLS # A2257100**



**\$449,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,537 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Landscaped, No Neighbours Behind		

**Heating:** Forced Air, Natural Gas, Wood Stove

**Floors:** Carpet, Hardwood, Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-1

**Utilities:** -

**Inclusions:** N/A

Welcome to 74 Westpoint Dr and this west backing home with massive yard. This 4 bedroom, 4 bathroom home offers over 2200 sf of developed living space. The main level offers hardwood floors throughout. The kitchen with new stone counters, corner pantry and island with eat up bar, opens to the dining room and living room with wood burning stove and stone surround. Off the Dining Room is the 500sf patially covered deck. Behind the massive backyard are a dozen, treed acreages that share the quiet road, giving you peaceful seclusion. Upstairs are the primary bedroom with ensuite & walk in closet, along with 2 perfect sized bedrooms that share a full bathroom. The basement is fully finished with family room, 4th bedroom, and a laundry area with bathroom. The double attached garage has plenty of space for 2 vehicles and storage, with a side door allowing for direct access to the fully fenced in dog run. Located in one of Didsbury's sought after legacy neighbourhoods, this home is an affordable gem. Meet great neighbours who share Didsbury's traditional values, with an eye on progress, who also take great pride in their properties. Kids can walk or bike to school, parks and playgrounds. While Didsbury has great amenities such as a hockey rink, swimming pool, and hospital to name a few, Olds is 20 mins away, Airdrie only 30 mins up the QE2, with Calgary 15 mins further. Small town historic charm, with a dynamic future make Didsbury the perfect place to call home