



GRASSROOTS
REALTY GROUP

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**70 Sandpiper Drive
Didsbury, Alberta**

MLS # A2259419



\$334,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,387 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home		

Inclusions: N/A

Affordable & Fantastic Starter Home in Didsbury! Looking for the perfect place to start your next chapter? This affordable & fantastic 2-Story Half Duplex offers all the space, comfort, & convenience your family needs—without breaking the bank! Step inside & be welcomed by a well-planned main floor that makes everyday living a breeze. The kitchen is efficiently laid out, keeping everything within easy reach as you prepare meals. The spacious dining area, complete with sliding patio doors, flows seamlessly onto the back deck—ideal for BBQs, morning coffee, or summer gatherings. Just off the dining area, the South-facing living room features a large front window that allows the sunshine to pour in, creating a bright & cheerful space for family time or quiet relaxation. Upstairs is designed with family living in mind. All three bedrooms are located together on the second floor, along with the convenient laundry closet. Each bedroom is generously sized, offering plenty of room to set up all your furniture comfortably. The Primary Suite is a retreat of its own, complete with walk-through double closets & a private 4-piece ensuite. Two additional bedrooms & a full bathroom complete this level, making it the perfect setup for family, guests, or even a home office. Step outside & you’ll love the fully fenced backyard—plenty of room for kids & pets to play safely. And if you need even more space, this property backs directly onto the Didsbury High School field, giving your family endless opportunities to run, play, & explore right out your back gate! The single attached garage offers convenience & storage, or a great work out area, while the home’s location puts you close to schools, parks, & town amenities. Whether you’re a first-time buyer, a young family, or simply looking for an affordable option that doesn’t sacrifice

comfort, this property is a fantastic choice! This is YOUR CHANCE TO OWN A GREAT STARTER HOME in a wonderful community. Affordable, functional, & move-in ready—this home has it all! “Home Is Where Your Story Begins!”