



**2 Westheights Drive  
Didsbury, Alberta**

**MLS # A2291557**



**\$409,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Primary Downstairs, Vinyl Windows		

**Inclusions:** TV (understairs in kids hideout), Entertainment Unit (Negotiable)

Perfect for a growing family, this well-maintained home sits on a large corner lot in the desirable West Heights neighborhood of Didsbury. Featuring a 22' x 28' oversized detached garage and potential for five bedrooms, it offers plenty of space for everyone to live, work, and play. The fully fenced and beautifully landscaped yard includes mature trees, garden planter boxes, and a spacious patio/deck area, ideal for children to play and for outdoor entertaining. Step inside to a large welcoming entryway that leads into the bright and spacious living and dining room combination, creating an inviting space for gatherings and everyday living. The kitchen offers ample cabinetry and workspace, making it both practical and functional. Down the hall you will find three bedrooms and a 4-piece bathroom, providing a comfortable layout for family living. The fully developed basement expands the living space with a large family room, an oversized primary bedroom, a 4-piece bathroom, and a spacious laundry room with plenty of storage. The exercise room could easily be converted into a fifth bedroom by simply adding a closet, offering flexibility for families needing extra space. Just off the laundry room, a fun built-in kids' hideaway with a small TV area creates a unique space younger family members will love. Outside, enjoy the expansive yard with mature trees, garden boxes, and patio/deck space, along with the oversized detached garage that provides excellent room for vehicles, storage, or a workshop. For golf enthusiasts, a golf course is conveniently close by, perfect for those who enjoy a round of golf. Located near parks, playgrounds, and schools, this home offers a wonderful balance of space, updates, and family-friendly living. Recent updates include: new hot water tank (2022); new shingles on the house (2023); garage insulated with OSB walls and ceiling (2023);

expanded yard with garden boxes (2024); new flooring and trim on the main floor (2024); new basement windows (2024); refinished kitchen cupboards (2020); new kitchen appliances &ndash; fridge, stove, dishwasher & hood fan (2025); new triple-pane kitchen window (2025); new upstairs toilet (2025); patio/deck improvements (2019 / 2025); remaining basement flooring materials included in the sale. With its spacious layout, numerous updates, and fantastic yard, this is a wonderful opportunity to own a move-in ready home in a family-friendly neighborhood &mdash; don&rsquo;t miss your chance to view it.