



**108 Westheights Close
Didsbury, Alberta**

MLS # A2293687



\$479,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	1984 (42 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Garden, Landscaped, Lawn, Level, No B		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Perched on a sprawling pie-shaped lot on a peaceful cul-de-sac this expansive bungalow showcases an unbeatable location, over 2,500sqft of space, soaring vaulted ceilings, and easy walkability to Morgans Park, soccer fields, and Didsbury schools. This home has been meticulously maintained and updated over the years included a newer driveway, furnace, windows, deck, and more that allows you to not worry about replacing big ticket items. As you enter the home through your spacious entryway with room for bench seating and a walk-in closet, you will be greeted by soaring vaulted ceilings with wood paneling - a rare and elegant feature not often found in Didsbury. The main floor showcases a large open concept living space with high ceilings and is flooded with natural light through large south facing windows. The spacious dining room provides ample space for large gatherings with family and friends and is located adjacent your large kitchen that boasts beautiful, solid wood shaker cabinetry, a gas stove, stainless steel appliances, and tons of counter space and storage. The primary bedroom is large enough to fit king-sized furniture and features two closets – the walk-in closet is plumbed in for a 2-piece ensuite bathroom, which could be easily installed. The second spacious bedroom has a large, bright window, and tons of space for furniture and a desk. The third main floor bedroom provides direct access to the back deck through patio doors and could be the perfect place for a home office. Upstairs is completed with a sizable 4-piece bathrooms with beautiful tile. Downstairs is accessible through a separate side entryway that provides easy access to your oversized 24ftx24ft garage. The basement has been beautifully renovated and boasts a sprawling fourth bedroom with a stunning 4-piece ensuite bathroom, tons of storage, and a large walk-in-closet.

The basement also features a large media room, gym/flex space, and a large storage and laundry area. Don't worry about parking with your large, newer concrete driveway that makes the perfect place to store vehicles/RVs, and provides an amazing sport court for street hockey, basketball, and more. The expansive backyard features a newer deck, beautiful landscaping, and tons of room to play and enjoy the warm summer days. Don't miss out on this opportunity to own an incredible home on one of the quietest cul-de-sacs in town with easy access to walking paths, golf, parks and school.