



**12 Westhill Drive  
Didsbury, Alberta**

**MLS # A2297980**



**\$399,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Natural Gas, None	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Ceiling Fan(s)		

**Inclusions:** N/A

Welcome to this charming and well-maintained bungalow situated on a spacious 7,150 sq.ft. lot backing directly onto a beautiful golf course—offering peaceful views and a rare sense of privacy. Ideally located just steps from an elementary school, junior high, and with a playground right across the street, this home is perfectly positioned for families. This inviting property has seen numerous updates over the years, including a newer furnace, fresh paint, updated lighting, a newly installed fireplace in the living room, and a new rear fence complete with a large sliding gate—ideal for securing the backyard while maintaining easy access. The main floor features a bright and spacious living room with hardwood flooring full of character, a functional dining area, and a generous kitchen with scenic golf course views. The primary bedroom includes a convenient 3-piece ensuite, while a second bedroom offers ample space. A versatile third room—complete with a sink—can be used as a nursery, home office, or converted into an upstairs laundry room to suit your needs. The partially developed basement adds excellent additional living space, featuring another bedroom, a large family room, multiple storage areas, a second laundry setup, a wood-burning stove, and a partially finished bathroom—offering great potential for further customization. Outside, the property truly shines with a massive driveway capable of accommodating an RV or multiple vehicles, along with a double detached garage for added convenience. A fantastic opportunity to own a solid home on a large lot in a highly desirable, family-friendly location backing onto green space—this one offers both comfort and long-term potential.