



1312 25 Street
Didsbury, Alberta

MLS # A2139460



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,301 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Lawn, Interior Lot, L		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Skylight(s), Storage, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Shed, Heater in Garage, Satellite Dish		

Welcome home. Nestled on a quiet cul-de-sac, this 3 bedroom + den bungalow is charming and offers the perfect blend of comfort, style, and functionality. As you step through the front door, you'll be greeted by the inviting warmth of vaulted ceilings adorned with a skylight, bathing the entryway in natural light. The thoughtful design extends throughout the home, boasting a spacious primary suite, 2.5 bathrooms, a den and heated floors in key areas including the kitchen, primary ensuite, and most of the basement. The heart of the home is the open-concept kitchen and dining area, ideal for entertaining or cozy family gatherings. The back door welcomes you to the stunning back yard featuring lush fruit trees and vibrant perennials, creating a picturesque oasis for relaxation and outdoor activities. Situated on an extra-large lot, this property showcases meticulously landscaped front and back yards. Venture downstairs to discover a fully finished basement, complete with a stylish bar area perfect for hosting friends and family. Two generously sized bedrooms and a full bathroom provide ample space for guests or growing families, while a cold room offers additional storage solutions. Convenience meets comfort with a double attached heated garage, ensuring easy access to your vehicles year-round. Don't miss out on this rare opportunity to own a piece of paradise in Didsbury, where every detail has been thoughtfully crafted for your enjoyment. Don't miss the opportunity to make this house your forever home!