



**1306 22 Avenue  
Didsbury, Alberta**

**MLS # A2142742**



**\$749,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,467 sq.ft.	<b>Age:</b>	1991 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Heated Garage, Paved		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Gentle Sloping, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R 2
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** vinyl storage shed, gazebo frame,

Talk about a rare find in the awesome Town of Didsbury. An absolutely fantastic family home with an incredible shop in the back yard. This very well maintained fully developed 4 bedroom , two and a half bathroom home is 100% ready to move into. With just over 1465 sq ft on the main floor, this home features an open floor plan, where the kitchen boasts beautiful oak cabinets with quartz counter tops, a good sized island, corner sink, a breakfast nook with large bay window and a garden door to the L shaped, NE facing deck, so morning coffee and toast can be enjoyed inside or out on the deck. The dining room which has a large wall unit for storage also has a garden door to the deck with a portion being covered by a metal gazebo. Can you feel the excitement about how the family BBQ's will go? After the family and friends' time together enjoying a home cooked meal, you'll be able to relax and visit in the living room, comforted by the gas fireplace. The fully developed basement will quickly become a favorite place to gather and enjoy a movie/popcorn or play your favorite table games. Some features and upgrades to this beautiful home are, but certainly not limited to; engineered hardwood flooring, a high efficient furnace 2019, central A/C 2019, natural gas stub to deck, boiler for in floor heat in basement/garage, clothes line, a large gate for rear yard access, RV parking and last but not least the shop. There was extensive ground preparation for the driveway to the back yard including a top notch retaining wall making it safe for larger vehicles to enter this area. Are you ready? I've mentioned the shop so here are the details. There is an absolutely AMAZING shop that could be the best man cave as well as home for your treasured vehicles and toys. The outside dismissions are 38' x 42' with one 12' wide x 14' high sectional door and one 8' wide x 10' high sectional. The exterior

and interior walls are finished with white metal and the ceiling is drywalled and painted. There is a forced air furnace providing the heat making this shop the most desirable place to complete those very important projects that come your way. This truly is one of a kind so if your budget works for a property of this caliber, you'll want to seriously consider it and see if it works for you and your family.