



**1628 25 Avenue
Didsbury, Alberta**

MLS # A2144021



\$1,459,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,408 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Gated, Heated Garage, Insulated, Oversized, Quad or More		
Lot Size:	0.58 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

Heating:	Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Metal Frame, Metal Siding, Stone, Stucco, Wood Frame	Zoning:	I-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Inclusions: 15" Christmas Tree, Fish in Pond, Hot Tub, Sauna, TV Wall Mounts, Dishwasher (bar area), Fridge/Freezer (shop)

This one-of-a-kind property is a "MUST SEE" and guaranteed to impress! Nestled in the town of Didsbury's exclusive residential-industrial cul-de-sac, this executive shop with residence showcases exceptional landscaping and meticulous attention to detail throughout. Upon arrival, you'll be welcomed by dual-opening iron gates and a stamped concrete driveway leading to a private outdoor oasis. The property features an irrigation system, low-maintenance white rock landscaping, a custom-built river feature with waterfalls, in-water spot lighting, a koi pond, and more. Enjoy the stunning landscape with trees, shrubs, walk-over bridges, sitting areas, and streetlamp lighting that illuminates the entire property in the evening. The stone-covered castle arches on the covered deck create a courtyard atmosphere, perfect for large gatherings. The exquisite executive residence welcomes you with a floor-to-ceiling grand fireplace in the great room, a gourmet kitchen with a four-person eating bar, granite counters, luxury stainless steel appliances, a pull-out pantry, loads of cabinets and a dining area all adjacent to the great room. The main floor is completed by a spacious home office with a gas corner fireplace, laundry room, a three-piece bathroom and hot tub/sauna room. Upstairs showcases two bedrooms with the primary bedroom having its own private sitting area accented by a corner gas fireplace with access to the upper exterior deck. In addition, the primary suite offers a huge walk-in closet, a spa-like ensuite bathroom with a corner soaker tub and a separate step-in shower. Across the catwalk walkway which is accented by a dramatic open to below overlooking the great room is a bar, a family room with a corner gas fireplace and access to the exterior deck and a four-piece bathroom. This home includes in-floor heating on both floors, instant hot water,

and air conditioning. The executive shop is a dream come true for any enthusiast with in-floor heat and offering ample space for RVs, vehicles, and the toys one can imagine. Complete with new large overhead doors, new professional floor covering, LED lights, 300 Amp service, a workshop, mezzanine office, washroom, utility room, RV hookups, and storage rooms. A large gravel parking pad and turn-around area provide an abundance of parking and equipment storage. Live in luxury with your toys and business tools at hand, or explore the potential for a bed and breakfast, storage business, microbrewery, custom paint shop, oil field services, or private events center (with town approval). This property is truly a hidden gem with its Zen-like landscaping, ample parking, spacious shop, executive home, and quick access to the QEII highway! It needs to be seen to be fully appreciated.