



**GRASSROOTS**  
REALTY GROUP

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1701 17 Street  
Didsbury, Alberta

MLS # A2208987



**\$399,000**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,224 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	City Lot		

Heating:	Boiler, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stucco
Foundation:	Other
Features:	High Ceilings

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

CUSTOM (SENIOR ORIENTED DESIGN) BUILT BUNGALOW BY FIRST OWNER ON QUIET STREET. FEATURES INCLUDE OAK FLOORS THROUGH OUT , THREE BATHROOMS, BRIGHT MORNING (EAST) KITCHEN ; ,CONVENIENT MAIN FLOOR LAUNDRY , HIGH END SECURITY SYSTEM , IN FLOOR HEATING SYSTEM DOWN , AIR CONDITIONING UNIT, AND DECK OFF THE KITCHEN . GUEST BEDROOMS EITHER ON THE MAIN OR DOWN WITH CONVENIENT BATHROOM ACCESS. HEATED DOUBLE FRONT GARAGE (26FT DEEP) ALSO HAS ITS OWN IN SLAB HEATING SYSTEM , DEDICATED RV.PARKING FOR MOTORHOMES , LANDSCAPING AND SNOW REMOVAL HANDLED BY THE HOME OWNER'S ASSOCIATION . A RARE AND EXCELLENT BUNGALOW OPPORTUNITY. THIS IS NOT A CONDO .