



**GRASSROOTS**  
REALTY GROUP

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**26 Westheights Crescent  
Didsbury, Alberta**

**MLS # A2211790**



**\$425,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,474 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Gazebo, Landscaped, Level, Rectangular Lot, Treed		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Stucco, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Storage

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** China Cabinet x 2, Shelving in Garage, Shelving in Cold room, Rain barrels x 2, Shed, Hot Tub (as is) and Gazebo, Firepits x 2, patio set, bench and swing.

Welcome to this charming home in the heart of Didsbury just under 1,500 sqft! From the moment you arrive, the inviting front yard draws you in and sets the tone for the warmth and space inside. Step into a generous living room, ideal for gathering with family and friends. The main floor offers a welcoming gas fireplace, an open dining area, and a spacious living room—perfect for everyday living and entertaining alike. The primary bedroom features a private 3pce ensuite, with an additional bedroom and full bathroom completing the main level. Downstairs, the basement offers endless possibilities with its large open spaces, and another full bathroom—ideal for a growing family, guests, or a home office setup. The garage provides ample storage and parking space, while the fully fenced backyard is a true highlight. Enjoy summer days under the gazebo or make use of the shed for your gardening tools and hobbies. Call today to book your tour!!