

## \$520,000 - 23 Westpoint Drive, Didsbury

MLS® #A2214269

**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

## Residential on 0.15 Acres

NONE, Didsbury, Alberta

Welcome to 23 Westpoint Drive, nestled in one of Didsbury's most beloved neighbourhoods. This well-maintained bungalow offers 4 bedrooms, 3 full bathrooms, and 2,700 +/- Sq Ft of beautifully developed living space. From the moment you arrive, you'll feel the warm, inviting atmosphere of this home! The open-concept layout with natural light pouring in from every angle will captivate you. Just off the entryway, a versatile room awaits—perfect as a home office or bedroom with a 4-piece bathroom nearby. The heart of the home is the CENTRAL KITCHEN, which seamlessly connects to the spacious dining/living area, with 3-SIDED GAS FIREPLACE and VAULTED CEILING, create an ideal setup for both everyday living and entertaining. The MAIN FLOOR LAUNDRY room and mudroom are conveniently located near the primary suite which is your own private retreat. Featuring double doors, TRAY CEILINGS, a WIC and a luxurious 4-piece ENSUITE with a JETTED SOAKER TUB—perfect for unwinding at the end of the day. Head downstairs to a thoughtfully designed basement offering even more living space. Whether you're hosting movie nights, setting up a home office, or entertaining guests, you'll love the built-in BAR AREA with a mini fridge, dishwasher, and microwave. The unique TERRACED WINDOW WELLS not only enhance the overall appeal but also flood the basement with natural light, making the entire space feel bright and connected to the



outdoors. This level is complete with a family room with a cozy WOOD-BURNING FIREPLACE, two more generously sized bedrooms, another full bathroom, and a multi-purpose flex roomâ€”perfect for gaming, crafting, or a home gym. Step outside from the dining room right to the deck which leads down to a concrete patio with privacy fencingâ€”ideal for relaxing evenings or even a future hot tub. The large lot offers mature trees, a garden area, storage shed, raspberry bushes, and newer VINYL FENCING on the West side. Bonus: AIR CONDITIONING for added comfort. This home is full of potential to suit your lifestyle. Donâ€™t miss your chance to make this gem yours!

Built in 1999

### Essential Information

MLS® #	A2214269
Price	\$520,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.15
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	23 Westpoint Drive
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Faces Front, Heated Garage
# of Garages	2

## Interior

Interior Features	Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Wood Burning, Basement, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 26th, 2025
Days on Market	19
Zoning	R1

## Listing Details

Listing Office	Quest Realty
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