



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	2
Zoning	R1

## Listing Details

Listing Office	Quest Realty
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