

# \$449,900 - 26 Westhill Drive, Didsbury

MLS® #A2230011

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,402 sqft

Residential on 0.22 Acres

NONE, Didsbury, Alberta

Welcome to Your New Home in Didsbury!

This updated bungalow offers over 1,400 sq ft of refined living space – ideal for growing families or individuals seeking ample room.

The bright and contemporary kitchen is equipped with sleek cabinetry, generous counter space, and an inviting eating bar, seamlessly connecting to a formal dining room perfectly suited for family meals or entertaining guests. Adjacent to the dining room, the sunken living room with a wood-burning fireplace provides a cozy setting for tranquil winter evenings.

On the main level, you will find two spacious bedrooms and a large primary suite featuring a 3-piece ensuite. Additionally, there is a full main bathroom and a sizable hallway closet, which is plumbed for main floor laundry if desired.

The lower level includes a large family room with a gas fireplace, another substantial bedroom, a luxurious 5-piece bathroom with a jetted tub and separate shower, an oversized laundry room (potential for a fifth bedroom), and two storage rooms.

The oversized backyard serves as a haven for gardeners and families alike, featuring cherry, crab apple trees, and raspberry bushes, several raised garden beds, and extensive space for children and pets to play.

This property also offers a spacious attached double garage, providing plenty of room for vehicles, tools, or extra storage. For those with outdoor toys or travel trailers, the dedicated



RV parking is a major bonus. The backyard is partially enclosed with new fencing on two sides, enhancing both privacy and security. Plus, with ample parking available, thereâ€™s more than enough space for family, guests, and additional vehicles. This exceptional family home offers abundant space, modern updates, and unparalleled charm. Contact us today to arrange your private showing!

Built in 1975

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2230011    |
| Price          | \$449,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,402       |
| Acres          | 0.22        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 26 Westhill Drive    |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

**Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, |

|              |           |
|--------------|-----------|
|              | On Street |
| # of Garages | 2         |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings   |
| Heating           | Central, Natural Gas  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 2   |
| Fireplaces        | Family Room, Gas, Wood Burning, Basement  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Dog Run, Fire Pit, Garden, Private Yard, Storage  |
| Lot Description   | Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Private, Rectangular Lot, Treed, Dog Run Fenced In |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Mixed, Wood Frame   |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 21              |
| Zoning         | R-1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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