



GRASSROOTS
REALTY GROUP

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1212 15 Avenue
Didsbury, Alberta

MLS # A2301837



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,292 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Double Garage Attached, Front Drive, Gr		
Lot Size:	0.39 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gazebo, Irregular Lot		

Heating:	Geothermal	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Storage, Walk-In Closet(s)

Inclusions: 3 Garage Door openers, garage shelving, hoist, shop dust system, coffe maker

Revel in this artistic masterpiece of a property which includes a home totaling almost 2900sf of developed living space, .39 acre lot, and ~1000sf detached shop. The home includes heated double attached garage, and 4 season sunroom all serviced by geothermal heat/cooling. There are up to 5 bedrooms including the basement primary retreat, 2.5 baths, a dream kitchen with many Miele appliances including a built-in coffee station, and an abundance of storage. The yard features a gravel driveway with concrete pads and walkways at the front and rear of the home, an outdoor retreat area featuring a gazebo and pond, rain water collection and watering system, plenty of places to park the RV, boat and other toys and projects, and numerous deck/patio/balconies, covered and not, to enjoy the outdoors. The shop is set up for wood working with built-in dust removal system and mezzanine storage plus a separated single parking bay with 12'x10' door and 14.5' ceilings and is easily repurposed to suit your desires. There is also a storage shed on skids and great potential for off-grid living. There are pages of features to share about this home in the photos but seeing is truly believing. Call your favourite local REALTOR today so you can make this small town dream come true.