



**1305 21 Street
Didsbury, Alberta**

MLS # A2303705



\$349,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,607 sq.ft.	Age:	1940 (86 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, On Street, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Few Trees, Garden, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Natural Woodwork, Storage, Tile Counters		

Inclusions: Hot tub

Welcome to this charming 1 $\frac{1}{2}$ storey home situated on an expansive 8,000+ sq ft lot in the heart of Didsbury. Surrounded by mature trees and offering a truly picturesque backyard setting, this property delivers the perfect blend of character, comfort, and outdoor living. Step inside to find a warm and inviting main floor featuring beautiful natural woodwork and an open-concept layout that creates a bright and functional living space. The main floor also includes a full bathroom for added convenience. The rear extension adds both space and comfort, complete with in-floor heating, while the laundry room extension also benefits from in-floor heat—perfect for those colder Alberta months. Upstairs, you’ll find four spacious bedrooms, including a primary retreat with its own 4-piece ensuite bathroom. A convenient half bathroom serves the additional bedrooms, making this layout ideal for families. Significant updates provide peace of mind, including newer shingles on the main home, rear addition, and detached garage, many replaced windows, along with a recently replaced furnace. Additional improvements include updated sinks and toilets throughout. Outside is where this property truly shines. The fully landscaped backyard is a private retreat, highlighted by towering pine trees, a cozy fire pit area, and a 6-person hot tub—ideal for relaxing or entertaining year-round. A detached garage and garden shed offer plenty of storage and functionality. This is a rare opportunity to own a character home on a large, beautifully treed lot with modern updates and an unbeatable outdoor space.