



**11 Westhill Crescent
Didsbury, Alberta**

MLS # A2307344



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,022 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Concrete Driveway, Driveway, Front Drive, Garage Faces Front, Single Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Garden, Inter		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Sump Pump(s)		

Inclusions: fridge, stove, built in dishwasher, hood fan, washer, dryer, built in vacuum system as is, all window coverings, picnic table, 2 sheds, gas mower, firewood shelter with firewood, raised garden bed, garden cover, 2 rain water barrels on stand, clothes line

If you've been dreaming of a quiet family home in Didsbury, this home with over 1780 square feet of developed living space might be exactly what you've been waiting for. Tucked against a peaceful park and just a short walk from schools, parks, and downtown, this 4-level split is ready for you to call home ! Inside, the freshly re-painted main floor welcomes you with a bright living room and a kitchen/dining area that opens onto a private covered deck—perfect for morning coffee or summer evenings. Upstairs are three cozy bedrooms and a full bath. The lower level offers a spacious family room with a wood stove, a handy half bath, and access to the attached garage. The basement level offers a good sized room ideal as a games / play room, or maybe an office, and plenty of storage. With a shingles replaced in 2020, a well-maintained 14 year old furnace, and a new water heater in 2025, this home is ready for its next chapter. Affordable with quick possession available, and priced to selldon't delay ! Come have a look and make your next move a good one !