



**28 Westpoint Drive
Didsbury, Alberta**

MLS # A2308948



\$595,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, LA		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Slate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: BBQ, Gazebo, Greenhouse, Hot Tub, Projector Television in Basement, Rain Water Collection Basins, Storage Sheds

OPEN HOUSE SAT MAY 30TH & SUN MAY 31ST 2:00PM-4:00PM This home has over 2400sqft of livable space, and is located in Didsbury's desirable neighborhood of Westpoint. It is well maintained with four bedrooms, three full-bathrooms, and sits on a spacious 7,200+ square foot lot backing onto open fields. The foyer in this bi-level home, as well as the stairs to the main floor, kitchen, dining room and large hallway, all feature new slate floors. The totally renovated kitchen features granite countertops (with garnet inclusions) and a breakfast bar for extra seating and functionality. The gas fireplace in the living room was updated with new rock facing and a refurbished mantle. Both upstairs bedrooms feature new vinyl-plank flooring, while the primary bedroom includes a walk-in closet and a beautifully renovated 4-piece ensuite. A unique feature in the second bedroom is the oak ladder leading to a small bedroom/storage area over the master closet. Completing the main level is another renovated 3-piece bathroom with an enclosed steam shower. The basement offers in-floor heating (which is also in the garage), two additional bedrooms and, in the rec room, the projection television and large screen are included. Another gas fireplace features the same updates as the one upstairs. The smaller bedroom and rec room are carpeted, while the larger bedroom has new vinyl-planking. Off the foyer into the garage is a small newly-built mudroom, adding practical, everyday convenience. Patio doors off the kitchen and dining area lead directly onto the recently built composite-board upper balcony, making the space well suited for entertaining. The natural gas barbeque and hot tub on this level are included. The backyard has been extensively redesigned with stairs leading down from the upper deck to a large lower composite-board deck and a unique eight-sided gazebo. Along

the yard's west side is a 26 by 10-foot greenhouse with everything inside included. There's also a garden plot and sealed stone walkway. On the west side of the house, another 26 by 10-foot outbuilding was recently added. Two thirds is a large insulated "studio" and 1/3 is a garden shed. The large driveway in front and on the side, along with the double attached garage, provides plenty of parking, including space for an RV or trailer. There are three 100-gallon rainwater collection tanks on the property. This home offers a functional layout with thoughtful, professional updates and has peaceful, close-to-nature views in one of Didsbury's premier communities.