



GRASSROOTS
REALTY GROUP

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**409 400 Southridge Place
Didsbury, Alberta**

MLS # A2309397



\$389,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,144 sq.ft.	Age:	1983 (43 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, ST		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home		

Inclusions: Fridge, Stove, Microwave Hood Fan, Built-In Dishwasher, Washer, Dryer, Ceiling Fan, Sheds, and Additional Vinyl Plank Flooring to do 2 Other Main Floor Bedrooms.

Welcome home to this charming raised bungalow tucked into a quiet cul-de-sac in the welcoming Community of Didsbury—a perfect setting for family life. From the moment you arrive, you’ll appreciate the paved driveway with room for 3–4 vehicles or RV parking, making everyday living & weekend adventures effortless. Even room to build a garage! Inside, the main floor offers a bright & inviting living room filled with natural light, & brand new vinyl plank flooring, seamlessly connected to the large kitchen & dining area—ideal for family meals & gatherings. The kitchen features stainless steel appliances, ample granite counter space, & rich dark cherry colored cabinetry that truly makes the granite pop. With three bedrooms & 2½ bathrooms on the main level, there’s plenty of room for everyone to spread out comfortably. The fully developed basement adds even more family-friendly space, including 2 additional bedrooms, a full four-piece bathroom, a large family room (currently set up as the 5th bedroom), & a dedicated play area—perfect for movie nights, homework zones, or hosting guests. Step outside to the fully fenced backyard, thoughtfully designed for both two-legged & four-legged family members to run around & play safely. Enjoy summer evenings on the deck, backyard games, or cozy nights around the firepit. The yard offers privacy, space, & peace of mind. Located close to schools, parks, playgrounds, & shopping. Situated on the south end of town, this home offers easy access for a relaxing country drive while staying connected to everyday conveniences. This is truly a great family home where memories are waiting to be made. “Home Is Where Your Story Begins!”