



**107 Westridge Place
Didsbury, Alberta**

MLS # A2314026



\$620,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,577 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, Lands		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)

Inclusions: fridge, stove, built in dishwasher, microwave hood cover, washer, dryer, all window coverings, shelf unit in storage room, cabinet in games room, TV mount in living room, garage door opener with 2 remotes, shed

This exceptional 3 & 2 bedroom, 3 bathroom home is located in a quiet cul de sac in Didsbury's highly desirable Westpoint neighborhood. Offering nearly 1600 sq ft on the main floor plus a fully developed basement, this property provides generous living space suitable for families, multi generational households, or those seeking single level convenience with added room for guests. The open concept main floor features a spacious living area with a gas fireplace, a chef's kitchen designed for both function and entertaining, and engineered hardwood paired with laminate and newer vinyl plank flooring throughout. A convenient main floor laundry room enhances everyday practicality. The lower level is fully finished with a large family room and an adjoining games room, 2 generous sized bedrooms, 3 piece bath, and storage...offering excellent flexibility for recreation, hobbies, or additional living space. Outdoor amenities include a front covered porch, a rear covered deck, and a large backyard ideal for play, gardening, or outdoor gatherings. The oversized double garage provides ample parking along with a dedicated additional workshop/storage area. This home combines comfort, space, and an outstanding setting close to parks, schools, and community amenities.