



**GRASSROOTS**  
REALTY GROUP

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**210 Morris Place  
Didsbury, Alberta**

**MLS # A2316492**



**\$512,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,231 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, No Ba		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Garden Shed(s) trampoline, and Garden fencing

Nestled on a spacious lot in a quiet cul-de-sac, this beautifully maintained bungalow offers comfort, functionality, and exceptional outdoor space. Rich oak trim throughout and gleaming hardwood floors in the living room, dining area, and hallway create a warm and inviting atmosphere from the moment you step inside. The bright and welcoming living room is the perfect place to relax or entertain, featuring a cozy corner gas fireplace that adds charm and warmth on cooler evenings. The well-designed kitchen offers a generous eating area and is equipped with newer appliances, including a stove, microwave, and refrigerator, making meal preparation both convenient and enjoyable. The main floor features a 4-piece bathroom and three spacious bedrooms, including a comfortable primary retreat complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms provide plenty of room for family, guests, or a home office. The fully developed basement offers outstanding flexibility, with roughed-in in-floor heating and a large recreation/games room ideal for family gatherings, hobbies, or movie nights. You'll also find a fourth bedroom, a 4-piece bathroom, a laundry area, and an additional versatile room that could serve as a home office, fitness space, or playroom. Painted concrete floors provide a clean, durable surface and allow you to customize the flooring to suit your style and the bonus of a new water heater to ease your mind!! Step outside to enjoy the expansive backyard oasis. A large two-tier deck provides the perfect setting for summer barbecues, outdoor entertaining, or simply relaxing in the sunshine. The yard also features a fenced garden area, two storage/garden sheds, and ample space for children and pets to play. The attached double garage offers plenty of room for vehicles and storage, while the oversized lot provides abundant RV parking

and additional outdoor space. This exceptional property combines peaceful cul-de-sac living with generous indoor and outdoor amenities. Don't miss your opportunity to make this beautiful bungalow your next home!