



**22 Julia Place  
Didsbury, Alberta**

**MLS # A2316717**



**\$504,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,114 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Front Drive, Garage Door Opener, Heated Garage, Insulated		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Central, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Storage, Vinyl Windows		

**Inclusions:** Shed

SPRING 2026 is the perfect time to make your move to this beautifully maintained custom-built bi-level located at 22 Julia Place in one of Didsbury's most desirable cul-de-sac locations. Backing 23 street (Range Road 20) overlooking onto open farmland with no rear neighbours, this property offers the rare combination of small-town living, privacy, and wide-open prairie views. From the moment you arrive, you'll appreciate the pride of ownership and outstanding curb appeal. Offering 1114 sq. ft. of thoughtfully designed living space above grade plus a fully finished basement, this move-in-ready home is ideal for families, retirees, or anyone seeking a peaceful lifestyle with room to grow. The bright open-concept main floor welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. The spacious kitchen is designed for both everyday living and entertaining, featuring extensive cabinetry, generous counter space, a walk-in pantry, and a large island that naturally becomes the heart of the home. The adjoining dining area and comfortable living room provide the perfect setting for family gatherings, while the bay window captures stunning prairie sunrises and beautiful morning light. The main level offers two bedrooms, including an oversized primary retreat with exceptional closet space, along with the convenience of main-floor laundry. Step outside through the garden doors to your sunny south-facing 10' x 20' deck complete with a natural gas BBQ hookup&mdash;an ideal space for summer entertaining, relaxing evenings, and enjoying Alberta's beautiful outdoor season. The fully finished lower level is bright, comfortable, and welcoming thanks to large windows and in-floor heating. Here you'll find a spacious family room, two additional bedrooms, and a full 4-piece bathroom, providing plenty of flexibility for growing families, guests, hobbies, or a home

office. One of the property's standout features is the exceptional 38' x 28' attached garage w/ 10'w x9'H doors & side mandoor. Complete with infrared heat and 220-volt power, shelving & benches, it's a dream space for vehicle enthusiasts, woodworkers, hobbyists, tradespeople, or anyone looking for a year-round workshop. Outside, the fully fenced and landscaped 8,100 sq. ft. lot offers room for children, pets, gardening, and outdoor enjoyment. The quiet cul-de-sac location creates a safe and welcoming neighbourhood atmosphere while maintaining easy access to schools, parks, shopping, and all the amenities that make Didsbury such a wonderful place to call home. If you've been searching for a property that combines small-town charm, incredible garage space, four bedrooms, a fully finished basement, and peaceful views with no neighbours behind, 22 Julia Place is a home you'll want to experience for yourself.