



**20 Westpoint Drive
Didsbury, Alberta**

MLS # A2317626



\$540,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,247 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Off St		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Landscaped, Low Mainte		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Jetted Tub, No Smoking Home, Walk-In Closet(s)		

Inclusions: Vacuum System w/ Attachments in As-Is condition

Where prairie views meet small-town charm, this beautifully maintained bi-level offers the space, privacy, and lifestyle growing families have been searching for. Backing directly onto expansive open farmland with no neighbours behind, this home combines the peace of country living with the convenience of being within walking distance to schools, parks, and everyday amenities in Didsbury's sought-after Westpoint community. Step inside to discover a bright, functional layout designed for everyday family life. The spacious front living room is anchored by a large bay window that floods the space with natural light, creating a warm and welcoming atmosphere from the moment you arrive. The heart of the home is the generous oak kitchen, where abundant cabinetry, extensive counter space, and a raised breakfast bar make meal prep, homework sessions, and casual gatherings effortless. The adjacent dining area opens directly onto the rear deck, creating a seamless connection between indoor and outdoor living. The main level features a spacious primary retreat complete with a walk-in closet and private ensuite, along with two additional bedrooms and a full bathroom, offering plenty of room for a growing family. Updated vinyl plank flooring on the main level, front entry, and stairs adds durability and style while enhancing the home's move-in-ready appeal. Downstairs, the fully developed lower level expands your living space with a massive recreation room, an additional family room, a fourth bedroom, and a third full bathroom. Large windows throughout the lower level fill the space with natural light, making it feel bright and inviting rather than below grade. Whether you need a playroom, home gym, media space, or room for overnight guests, this flexible layout has room for all of the above and can be adapted to your family's changing needs. Outside, you'll fall

in love with the private backyard oasis. Enjoy summer barbecues on the rear deck beneath the pergola, gather around the fire pit with friends, or tend to the raised garden beds while taking in the panoramic prairie views. Mature trees, a garden shed, and the peaceful setting create the perfect backdrop for an active outdoor lifestyle. An insulated and drywalled double attached garage provides plenty of space for vehicles, tools, and outdoor gear. Located within walking distance of schools, playgrounds, pathways, recreation facilities, and the Didsbury Golf Club, Westpoint offers the welcoming atmosphere of a close-knit community with convenient access to Airdrie, Calgary, Olds and Red Deer. Here, your family can enjoy the best of both worlds: a slower pace of life without sacrificing convenience. If you've been dreaming of more space, more privacy, and a place where your family can truly put down roots, 20 Westpoint Drive is ready to welcome you home. Schedule your private showing today and experience everything this exceptional property has to offer.