



**7 Westhill Drive
Didsbury, Alberta**

MLS # A2323785



\$489,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,214 sq.ft.	Age:	1978 (48 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Private, Reverse Pie Shaped Lot, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks, Separate Entrance		

Inclusions: TV Mount, Pergola & Greenhouse

WELCOME HOME! If you've been searching for a spacious, updated family home in an incredible location, this one deserves a look. Backing directly onto a Greenspace & Playground and within walking distance to schools. This WELL-MAINTAINED & UPDATED 4-level split offers a functional layout designed with families in mind. Enjoy the peace of mind that comes with numerous recent upgrades. The main level features a bright and welcoming living room with large windows that flood the space with natural light. The updated kitchen is designed for everyday living and entertaining, complete with an island, double pantry, coffee bar, ample cabinetry, counterspace, and an open dining area that makes gathering with family and friends easy. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat featuring a large closet and a newer 3-piece ensuite. Two additional bedrooms and an updated 4-piece bathroom complete the upper level. The third level is warm, inviting, and incredibly functional, featuring a cozy family room with a thermostatically controlled gas fireplace, an office space, a beautifully updated farmhouse-inspired laundry room, and a convenient 3-piece bathroom. A walk-up entrance from this level provides direct access to the backyard, making it ideal for active families and entertaining. The fourth basement level adds even more living space with two additional bedrooms (windows may not meet today's egress standards), offering flexibility for larger families, guests, hobbies, a gym or alternate home office space. Outside, you'll love the beautifully landscaped south facing backyard complete with a two-tier deck, pergola, mature shrubs, perennial gardens, and a schubert chokecherr tree in the front and back yard. The DOUBLE ATTACHED GARAGE provides plenty of room for vehicles, storage, and projects. Best of all, you can relax on

your deck and watch the kids play in your backyard or send them out to run in the fast greenspace and private playground directly behind the home. With space for everyone, thoughtful updates throughout, and an unbeatable family-friendly location, this property offers exceptional value in the heart of Didsbury with easy access to all amenities.