



**1 Sandpiper Drive  
Didsbury, Alberta**

**MLS # A2324435**



**\$469,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,269 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this well designed 1,269 sq. ft. Modified Bi-level offering 4 bedrooms, 2 full bathrooms and a functional layout that's perfect for families, first-time buyers or investors. The bright, open concept main floor seamlessly connects the kitchen, dining and living areas, creating an inviting space for everyday living and entertaining. The spacious primary bedroom features a private 4 pce ensuite, while two additional nice sized bedrooms are a few steps above the garage and another full bathroom complete the main level. The lower level offers a nice sized family room, fourth bedroom, laundry area with a rough in for a future bathroom. Stay comfortable with central air conditioning, when we finally get those hot summer days. The attached garage is a standout feature with checker plated flooring, checker plate chair rail and baseboards, perfect for the hobbyist or anyone who appreciates a unique and versatile workspace. Outside, enjoy the landscaped and fully fenced backyard complete with a rear gate, providing convenient access for additional storage of a trailer, small RV, or recreational equipment. Located close to schools, parks and amenities, this home offers a practical layout with plenty of space inside and out. Come see everything this property has to offer—book your showing today!