



**29 Sandpiper Drive  
Didsbury, Alberta**

**MLS # A2324928**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Cork, Hardwood	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Pool Table + Dart Board - 2 Mini Fridges in Built in Wet Bar

Welcome to 29 Sandpiper Drive &mdash; nestled on a quiet street in a family-friendly neighbourhood, this property is just steps from Didsbury High School, making it an ideal choice for growing families. Built in 2012, this beautifully maintained open-concept bungalow offers over 3200 square feet of thoughtfully designed, fully finished living space, along with a heated double attached garage. The fully fenced, south-facing backyard is perfect for soaking up the sun or entertaining on warm evenings, offering both privacy and functionality. Step inside and be greeted by expansive windows that flood the home with natural light, enhancing the stunning warm white oak hardwood flooring and creating a serene, inviting ambiance throughout the large open main living space. The kitchen serves as a beautiful focal point, featuring stainless steel appliances, granite countertops, a walk-in pantry, and rich, warm wood cabinetry that brings both character and timeless charm. Two generously sized bedrooms are thoughtfully tucked away from the main living area, offering both privacy and tranquility. The primary suite is a relaxing retreat, complete with a walk-in closet and a private 3-piece ensuite featuring a luxurious steam shower. The secondary bedroom is bright and spacious, with convenient access to the main floor 4-piece bathroom. Downstairs, the fully finished basement is an entertainer's dream, complete with in-floor heating & a live wood burning stove for year-round comfort. This incredible space features a wet bar, pool table, dart board &mdash; all centered around a massive flex area perfect for hosting friends and family. Movie lovers and gamers alike will appreciate the fully wired media room, designed for immersive entertainment. The basement also includes a home office, a generous third bedroom, and another full 4-piece bathroom, making it ideal

for friends and family! This incredible property offers the perfect blend of comfort, style, and functionality &mdash; Don't miss your chance to make it yours ! Contact your favourite local real estate professional today to schedule your private tour and experience everything this beautiful home has to offer.