



GRASSROOTS
REALTY GROUP

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1521 Mary Place
Didsbury, Alberta

MLS # A2329228



\$420,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	2003 (23 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Sump Pump(s)		

Inclusions:	Flooring in Bedroom
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BUNGALOW ALERT * 5 BEDROOMS * OVER 1100 sqft * HEATED GARAGE * RV PARKING. Welcome to this great 5 Bedroom Bungalow built in 2003 and is ready for a Quick Possession. This Home has seen many updates including: 2 Hot water tanks (2023), Luxury Vinyl Plank Flooring on upper (2021), Washer (2025), Dryer (2023), Basement development (2016), and 35 year Shingles (2018). When you arrive you will immediately notice the Overlength Driveway leading to the 21'5" x 21'3" Heated Garage and the RV Parking area. Upon entry to the Home, you are welcomed into the Living Room by a Large West Facing Window for great natural light, and you will immediately notice the Luxury Vinyl Plank Flooring. The Kitchen has an abundance of Cabinetry, Corner Pantry, a newer stainless steel stove, and access to the Large Back Deck. The Main Floor also includes a spacious Primary Bedroom with 2 pc Ensuite, 2 additional Bedrooms, and a 4 pc Bathroom. The Lower Level has In-Floor Heating and includes a Huge Recreation Room, 2 additional Bedrooms, 4 pc Bathroom, Laundry Room, and Storage / Utility Room. The Backyard has an Oversized Deck, great McIntosh Apple tree, raspberry bushes, space for a future garden, and room to sprawl out and enjoy all the peacefulness of Didsbury. This Home is located on a Pie Lot, in a quiet Cul-de-sac, and is close to amenities and even a hospital. Put this home on your must see list and book your showing. Available for a Quick Possession if needed.