



GRASSROOTS
REALTY GROUP

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**28 Westpoint Drive
Didsbury, Alberta**

MLS # A2329927



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,307 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Gazebo, Landscaped, LA		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Slate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: BBQ, Gazebo, Propane Firepit, Greenhouse, Hot Tub, Projector Television, Screen, and soundbar. Rain Water Collection Basins, Sofa & love seat with two recliners in each, All Bar Stools, Studio/Garden Shed, Swinging Chair, Awning, All Season Noma Lights, Security Cameras (No Contract)

This 4-bedroom, 3 full-bathroom, bi-level home is located in Didsbury's established Westpoint neighbourhood. With open fields behind, the views are wonderful and there are daily sightings of birds and wildlife. The 26-foot greenhouse is a gardener's delight, extending the growing season for flowers and food. Many upgrades were made by the current owners, who are experienced in construction, including: a unique eight-sided gazebo on a large low-to-the-ground composite deck; an enlarged upper composite deck with extra support for the hot tub; a 26-foot studio (one-third of which is a garden shed); a rock pathway that connects the deck, greenhouse and studio; and three 100-gallon rainwater tanks. Inside, remodeling includes: the kitchen with granite countertops and a breakfast bar (4 barstools included); a beautiful four-piece ensuite; and a steam shower in the main bathroom (all three bathrooms have new toilets). Other upgrades include: all new flooring upstairs and in one bedroom down; a mudroom between the garage and foyer; both gas fireplaces were re-faced; and in the smaller upstairs bedroom is a room (accessed by ladder) large enough for a child's bed and dresser. Other features of this property include: a natural gas barbecue with glass enclosure; lovely perennials and fruit trees/bushes; a 6-person hot tub; extra parking for an RV; and a recreation/theatre room with a projector TV, screen, soundbar and seating with 4 recliners. The town of Didsbury is quiet and friendly, but has much to offer in the way of recreation and historical flavor. It has a hospital, parks, rodeo grounds, police and fire stations, recreation complex, and just the right mix of commerce and shopping. All the big box stores are just a 20 minute drive away, while both Red Deer and Calgary are 45 minutes. So if you're looking for

country living with city access, 28 Westpoint Drive in Didsbury may be your new home!