



GRASSROOTS
REALTY GROUP

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**78 Sandpiper Drive
Didsbury, Alberta**

MLS # A2334786



\$318,500

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,402 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage		

Inclusions: Backyard blue play structure with slide

Affordable, move-in ready, and perfectly located—welcome to your next home in Didsbury! This well-maintained 2-storey half duplex with NO CONDO OR HOA FEES offers exceptional value in one of Didsbury's newer, quiet, family-oriented neighbourhoods. Step inside to a bright and functional main floor designed for comfortable everyday living. The spacious south-facing living room is filled with natural light from the large front window, creating a warm and inviting space to relax. The thoughtfully designed kitchen provides everything within easy reach, while the adjoining dining area features patio doors leading to the rear deck—perfect for summer BBQs, morning coffee, or entertaining family and friends. The main floor also convenient access to the attached single garage. Upstairs, you'll find three generously sized bedrooms, a conveniently located laundry and a full 4-piece bathroom. The spacious primary suite features a walk-through double closet leading to its own private 4-piece ensuite. Outside, the fully fenced backyard provides a safe place for children and pets to play. With NO REAR NEIGHBOURS, the property backs directly onto the Didsbury High School athletic fields, offering an incredible sense of openness and direct access to green space. To the side of the home is a large farmer's field, adding even more privacy and wide-open views. Additional features include a large approximately 4-foot tall concrete crawl space, housing the furnace and hot water tank while offering excellent storage for seasonal items and extra belongings. Located on a quiet dead-end street close to schools, parks, and all of Didsbury's amenities, this home combines affordability, functionality, and an outstanding location. Don't miss this fantastic opportunity to own a beautiful home in a wonderful community—your next chapter starts here!

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