



GRASSROOTS
REALTY GROUP

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18 Julia Place
Didsbury, Alberta

MLS # A2337673



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,473 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to this well appointed home nestled in the quiet cul-de sac of Julia Place. This 4 bedroom modified bi-level is awaiting its new owners. The well sized entrance is ideal for all the hellos and goodbyes with a spacious closet to keep things in good order. As you head up the stairs you are sure to appreciate the grand feel of this floor plan with the cathedral ceiling, inviting fireplace and numerous windows to let the natural light stream in. Tastefully updated and decorated in warm tones with a layout that flows seamlessly from the living room to the dining area perfect for the entire family and makes entertaining a breeze. The kitchen with updated backsplash is well laid out and provides an area for casual dining, an island and an impressive pantry that will not leave you short on space!! A couple steps up and down the hall you find the laundry pair, a 4 pce bathroom and a large bedroom with walk-in closet, and the convenience of a cheater door to the 4 pce bathroom that adjoins it. Adjacent to this bedroom and a some steps up is the Primary Bedroom with a 4pce ensuite and a very generous walk-in closet. The lower level greets you with a spacious family room hosting another cozy gas fireplace, 2 more generous sized bedrooms, a 3 pce bathroom, storage room, utility room and access to the double detached garage. Outside does not disappoint with the large west facing deck off of the kitchen/dining area that is partially covered and has the gas line for the BBQ. The back yard is fenced, private and the ideal space for the kids and/or fur babies. There has been a number of updates over the years with the most recent being a new hot water tank and to add to the comfort of this home A/C was installed in 2024. Great home in a sought after neighbourhood with parks, playgrounds, schools and many other amenities nearby in the amazing community of Didsbury. You will

be proud to call 18 Julia Place home.