



GRASSROOTS
REALTY GROUP

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**1509 Mary Place
Didsbury, Alberta**

MLS # A2342054



\$425,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,408 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	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), Closet Organizers, High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All Attached Mirrors and Shelving, Raised Garden Box, Storage Shed, Fire Pit, Ceiling Fan(s)

Tucked away in a quiet, family-friendly cul-de-sac just STEPS from Didsbury High School and minutes from downtown, this impressive 1,408 sq. ft. modified bi-level offers the ultimate combination of spacious living and INCREDIBLE PRIVACY! Step inside to soaring vaulted ceilings that span the bright, open-concept main floor, connecting the inviting living room, dining area, and well-appointed kitchen featuring rich oak cabinetry and a convenient corner pantry. The main level also boasts a 4-piece bathroom and a unique bedroom outfitted with a built-in desk and a fun upper loft area. Just a few steps up, your MASSIVE primary retreat sits privately over the garage, complete with a cozy sitting nook, walk-in closet, extra storage, and a 3-piece ensuite. Downstairs, the fully finished basement dramatically expands your family's space with a sprawling family room, two additional generous bedrooms, a versatile flex area perfect for a home office, gym, or music space, and a dedicated laundry room/bathroom featuring a utility sink and extra storage. Step out from the dining room onto the large 15'10" x 12' 3" rear deck to discover your very own backyard sanctuary. Fully fenced, deeply SECLUDED, and beautifully landscaped with towering trees, fruit trees, raised garden bed, a fire pit, and a large storage 10' x 22' shed, this yard is built for summer entertaining. Complete with a lined and insulated garage, newer asphalt shingles, and an updated hot water tank, this complete turn-key package is ready for its next owners—schedule your private tour today!