



GRASSROOTS
REALTY GROUP

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**301 Westhill Close
Didsbury, Alberta**

MLS # A2343627



\$449,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,277 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Irregular Lot, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R 1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: corner TV stand in family room, shelves in basement store room, cabinet in store room, bifold doors for upstairs closets, blue/yellow cabinet in garage, pellet stove in garage,

How about just packing up your belongings and moving in to this, ready to live in, family friendly home in the great town of Didsbury. This 4 bedroom, 2 and a half bathroom home would be a fantastic property to raise your family. It is centrally located to all three schools and the shopping corridor is just a few blocks away as well. The kitchen boasts white cabinetry, small eating area, bay window at the sink, then take a step down to the larger dining area which has garden door access to the large covered south facing deck (medium well on the T-bone steak please). You'll definitely enjoy many family activities on this deck, protected from the weather. The formal living room is around the corner and will become a favorite area for peace and quiet to enjoy visits with family and friends. Heading downstairs you find the good sized family room where movie and popcorn nights will be enjoyed by all. Off of the family room is the office/den (with a windowed wall that makes it feel nice and open) where the important details of home and work can be cared for. The fourth bedroom, bathroom, laundry room and large storage room complete the basement. Outside you'll find a very well maintained yard as well as the 26' x 28' pellet stove heated garage where vehicles will be safe and the home projects can be accomplished. Take a good look at this property as it may work perfectly for your family.