

# \$520,000 - 23 Westpoint Drive, Didsbury

MLS® #A2214269

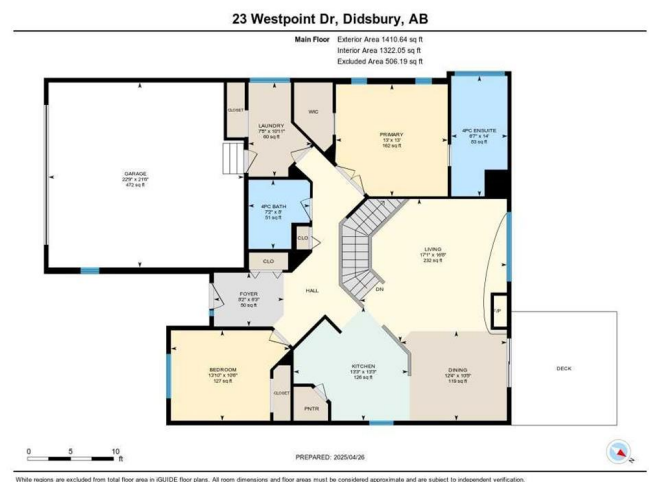
**\$520,000**

4 Bedroom, 3.00 Bathroom, 1,411 sqft

Residential on 0.15 Acres

NONE, Didsbury, Alberta

Welcome to 23 Westpoint Drive, nestled in one of Didsbury's most beloved neighbourhoods. This well-maintained bungalow offers 4 bedrooms, 3 full bathrooms, and 2,700 +/- Sq Ft of beautifully developed living space. From the moment you arrive, you'll feel the warm, inviting atmosphere of this home! The open-concept layout with natural light pouring in from every angle will captivate you. Just off the entryway, a versatile room awaits—perfect as a home office or bedroom with a 4-piece bathroom nearby. The heart of the home is the CENTRAL KITCHEN, which seamlessly connects to the spacious dining/living area, with 3-SIDED GAS FIREPLACE and VAULTED CEILING, create an ideal setup for both everyday living and entertaining. The MAIN FLOOR LAUNDRY room and mudroom are conveniently located near the primary suite which is your own private retreat. Featuring double doors, TRAY CEILINGS, a WIC and a luxurious 4-piece ENSUITE with a JETTED SOAKER TUB—perfect for unwinding at the end of the day. Head downstairs to a thoughtfully designed basement offering even more living space. Whether you're hosting movie nights, setting up a home office, or entertaining guests, you'll love the built-in BAR AREA with a mini fridge, dishwasher, and microwave. The unique TERRACED WINDOW WELLS not only enhance the overall appeal but also flood the basement with natural light, making the entire space feel bright and connected to the



outdoors. This level is complete with a family room with a cozy WOOD-BURNING FIREPLACE, two more generously sized bedrooms, another full bathroom, and a multi-purpose flex roomâ€”perfect for gaming, crafting, or a home gym. Step outside from the dining room right to the deck which leads down to a concrete patio with privacy fencingâ€”ideal for relaxing evenings or even a future hot tub. The large lot offers mature trees, a garden area, storage shed, raspberry bushes, and newer VINYL FENCING on the West side. Bonus: AIR CONDITIONING for added comfort. This home is full of potential to suit your lifestyle. Donâ€™t miss your chance to make this gem yours!

Built in 1999

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2214269    |
| Price          | \$520,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,411       |
| Acres          | 0.15        |
| Year Built     | 1999        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 23 Westpoint Drive   |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

## Amenities

|                |                                                           |
|----------------|-----------------------------------------------------------|
| Parking Spaces | 4                                                         |
| Parking        | Double Garage Attached, Garage Faces Front, Heated Garage |
| # of Garages   | 2                                                         |

## Interior

|                   |                                                                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Electric Cooktop                                                                    |
| Heating           | Forced Air                                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                       |
| # of Fireplaces   | 2                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle, Wood Burning, Basement, Raised Hearth                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                       |
| Basement          | Finished, Full                                                                                                                                                                                            |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Garden          |
| Lot Description   | Rectangular Lot |
| Roof              | Asphalt Shingle |
| Construction      | Stone, Stucco   |
| Foundation        | Poured Concrete |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 26th, 2025 |
| Days on Market | 6                |
| Zoning         | R1               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | Quest Realty |
|----------------|--------------|

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