

# \$499,000 - 72 Westpoint Drive, Didsbury

MLS® #A2192460

**\$499,000**

4 Bedroom, 4.00 Bathroom, 1,705 sqft

Residential on 0.19 Acres

NONE, Didsbury, Alberta

This fully professionally developed CUSTOM BUILT home located at the edge of town overlooking a treed country setting in Didsbury's Premiere Westpoint neighborhood, is ready for your family to call HOME ! The spacious living area features a large kitchen with quality cabinetry, eating bar, pantry, and a raised dishwasher. The ample sized entrance offers direct access to the garage, a 2 piece powder room, and angled stairs that lead to the upper level. The master bedroom boasts a walk in closet as well as a very nice ensuite with double vanity, jetted tub, and separate shower. The two "Jack and Jill" secondary bedrooms each have direct access to the shared bathroom. The laundry is also conveniently located on this level. The basement offers the family room, bedroom, a den, a 3 piece bath, and storage. Garden doors from the eating area lead to the large SOUTH WEST wrap around deck and yard that also features garden beds. This home presents the convenience of living in town, but have that "out of town" feel !

Built in 2001

## Essential Information

MLS® #	A2192460
Price	\$499,000
Bedrooms	4
Bathrooms	4.00



Full Baths	3
Half Baths	1
Square Footage	1,705
Acres	0.19
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	72 Westpoint Drive
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Faces Front, Front Drive, Garage Door Opener, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Double Vanity, Jetted Tub
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Fire Pit
Lot Description	Back Yard, Irregular Lot, Landscaped, No Neighbours Behind, City Lot,

	Front Yard, Interior Lot, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	35
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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