

# \$515,000 - 303 Westhill Close, Didsbury

MLS® #A2224141

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,358 sqft

Residential on 0.18 Acres

NONE, Didsbury, Alberta

Opportunities of a property this family friendly just don't come along everyday. Located in the great town of Didsbury, this 3 + 1 bedroom, 3 bathroom home would satisfy the needs of your family to a tee. The professionally completed renovations in this home have created a fantastic atmosphere to entertain your family and friends that pop over. Upon entering the front door you'll walk into the formal dining area complete with large window wall and Brazilian cherry hardwood flooring. A few years back the contractor removed the wall between the dining room and kitchen to showcase the open floor plan right through to the sunken living room and yes the hardwood flooring carries on through the kitchen and living room. The kitchen remodel included painting the cabinetry, replacing some hardware, adding a peninsula to the cabinets, granite counter tops and several pot lights. Patio doors in the living room allow for easy access to the good sized covered, south facing deck where the best family BBQ's will take place (medium well on the T Bone steak please). Your younger children will feel safe as the 2 bedrooms are right beside the primary bedroom, which boasts a 3 piece ensuite. Let's take a walk downstairs and see the features included there. At the foot of the steps you'll enter the family room where you can gather to visit or to watch the big game, and comfortable you will be, thanks to the wood burning stove to create that cozy, want more popcorn and hot chocolate feeling. Get ready for the guest



room in the basement, which again is very tastefully developed. This room boasts a wall desk, an electric fire place for dÃ©cor/supplement heat, a cabinet where you can put a bar fridge, a microwave and there is a double pocket door to the beautiful 3 piece bathroom. Outside you enjoy the beautifully landscaped back yard complete with fire pit to enjoy a roasted hot dog and a smore. The 24' x 26' detached garage with an additional 8' x 20' storage room will be a great spot to work on the home projects as well as keep your vehicles safe from the elements. Enough said, come and have a look and see if it will work for you.

Built in 1979

### Essential Information

MLS® #	A2224141
Price	\$515,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,358
Acres	0.18
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	303 Westhill Close
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Fire Pit, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Fruit Trees/Shrub(s), Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	10
Zoning	R 1

## Listing Details

Listing Office	Front Porch Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.