

# \$539,900 - 25 Westheights Drive, Didsbury

MLS® #A2248485

**\$539,900**

6 Bedroom, 2.00 Bathroom, 1,661 sqft

Residential on 0.16 Acres

NONE, Didsbury, Alberta

Welcome to your dream family home, perfectly located on an oversized lot with plenty of parking, including a large concrete RV parking area. The private back yard has a playhouse for the kids tucked in one corner and backs onto a large park with playground. Spacious yet cozy, this 6 bedroom home with over 3200 sq. ft. of developed living space offers the perfect blend of comfort, functionality, and charm. Entering the beautiful front courtyard is the start of your journey to discovering all the great features this home offers, like the large open entrance area, the classic wood-burning fireplace with log lighter and solar tube in the sunken living room, hardwood and Artica tile flooring, carpeting that was replaced just three years ago, solid pine doors in the kitchen cabinetry and throughout most of the house, a large kitchen island, a gas stove along with a second oven, three generous-sized bedrooms, and a family bath that boasts a jetted tub as well as a separate shower. The large lower level family room is home to the second fireplace, this one gas. Two of the three basement bedrooms offer double pocket doors and built-in desks. A large laundry room has plenty of room for a second fridge and freezer and a shiny new efficient boiler in the utility room is sure to impress. Dining room garden doors offer access to the large rear deck with pergola that overlooks the rear yard and park behind. Located in the welcoming community of Didsbury, this home combines small-town charm with convenient access to local



amenities, schools, and parks and the Didsbury golf course just across the street. It's an ideal setting for those looking to settle down in a friendly and serene neighborhood. Don't miss out! Schedule your viewing today and envision the life you'll create in this great family home.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248485    |
| Price          | \$539,900   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,661       |
| Acres          | 0.16        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 25 Westheights Drive |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

**Amenities**

|                |                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                                                                                   |
| Parking        | Double Garage Attached, Driveway, Front Drive, Insulated, Parking Pad, RV Access/Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                                                                                                   |

**Interior**

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Jettied Tub, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Sump Pump(s), Wood Windows |
| Appliances        | See Remarks                                                                                                |
| Heating           | Baseboard, Natural Gas, Boiler                                                                             |
| Cooling           | None                                                                                                       |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 2                                                                                                          |
| Fireplaces        | Gas, Living Room, Wood Burning, Brick Facing, Family Room, Tile                                            |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full                                                                                             |

## Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Courtyard, Private Entrance                                                                                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Rectangular Lot, Street Lighting, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                                                                                                                                              |
| Construction      | Brick, Wood Frame, Cedar, Mixed                                                                                                                              |
| Foundation        | Wood                                                                                                                                                         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 57                |
| Zoning         | R-1               |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | RE/MAX Rocky View Real Estate |
|----------------|-------------------------------|

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