

# \$535,000 - 50 Westheights Drive, Didsbury

MLS® #A2235405

**\$535,000**

5 Bedroom, 3.00 Bathroom, 1,708 sqft

Residential on 0.19 Acres

NONE, Didsbury, Alberta

Welcome to 50 West Heights Dr, a sprawling bungalow offering 5 bedrooms, 3 full bathrooms and loads of space both inside and out. Backing onto the golf course, this corner lot maximizes privacy with the ability to park the RV and toys through the sliding side gate or on the front drive, large enough for 6 vehicles. The attached double garage is heated, complete with epoxy floor. As you enter the large front foyer, you will appreciate how perfect this home is for entertaining, with front living room and adjoining formal dining room just an intro to the over 3250 sf of developed living space. Through the kitchen with island and stainless steel appliance package, is the cozy family room, which opens onto the rear deck and massive treelined back yard. The primary bedroom also has direct access to the deck (wired for a hot tub), with dual closets and primary ensuite with stand-up shower. 2 additional bedrooms and a full bathroom complete the main level. The fully finished basement hosts the rec room perfect for movie & game nights, a full bathroom, with 2 more spacious bedrooms, the largest of which has a walk in closet. Storage is a plenty with 3 separate rooms for all your collectibles. New vinyl window package & eavestroughs installed in 2024 and no poly-b piping, are a few more reasons to fall for this well maintained gem. Explore the West Hill community to meet great neighbours who share Didsbury's traditional values, with an eye on progress, and also take great pride



in their properties. Kids can walk or bike to school, parks and playgrounds. While Didsbury has great amenities such as a hockey rink, swimming pool, and hospital to name a few, Airdrie is only 30 mins up the QE2, with Calgary 15 mins further. Small town historic charm, with a dynamic future make Didsbury the perfect place to call home.

Built in 1980

**Essential Information**

MLS® #	A2235405
Price	\$535,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,708
Acres	0.19
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	50 Westheights Drive
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

**Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Heated Garage, RV Access/Parking, 220 Volt Wiring
# of Garages	2

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped, Level, Private, On Golf Course
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	57
Zoning	R-1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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