

# \$649,900 - 68 Westpoint Drive, Didsbury

MLS® #A2248351

**\$649,900**

4 Bedroom, 3.00 Bathroom, 2,013 sqft

Residential on 0.21 Acres

NONE, Didsbury, Alberta

A BEAUTIFUL VIEW BACKING ONTO COULEE. This executive custom built home is located in Didsbury's Westpoint subdivision. The large 2013 sq. ft. bungalow offers a wonderful floorplan with a main living area accessible for mobility scooters/wheel chairs. The kitchen has a huge walk-thru butlers pantry, gorgeous granite counter tops, stainless steel appliances, massive island, built-in desk and breakfast/eating area. Off the inviting entryway, there is a formal dining room for larger family dinners and the open living room has a gas fireplace AND fantastic views overlooking the coulee. The main level boasts tons of natural light with hardwood floors, 9' ceilings, 2 large bedrooms with connecting 4-piece ensuite and large walk-in closet, 2 pc bathroom and main floor laundry room with built-in cabinetry and laundry sink. The fully finished basement has in-floor heat to keep you cozy and the large family room has a wood stove and wet bar which are great for entertaining. There are also 2 more nice sized bedrooms, 3 pc bath, large storage/cold room and mechanical room offering even more storage. The basement also has a huge workshop that has access straight out to the garage. Great for that woodworker! The beautifully landscaped and private yard can be seen from the partly covered rear wrap around deck. Here you look out onto the open coulee and will find your very own garden area, garden shed, and fully fenced low landscaped yard. Other highlights include a 30â€™™ x



24â€™™ attached double garage w/floor drain, BRAND NEW hot water tank, central air conditioning, BBQ gas line on the rear deck, and cozy front porch as well. The property really does have some of the best views in Didsbury, and is a must see to be truly appreciated.

Built in 2003

**Essential Information**

MLS® #	A2248351
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,013
Acres	0.21
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	68 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, Garage Door Opener, Oversized
# of Garages	2

**Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Pantry, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove, Oak, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Pie Shaped Lot, Private, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 25th, 2025
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Vision Realty
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