

\$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	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Driveway, Parking Pad, RV Access/Parking
# of Garages	2

Interior

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

Exterior

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

Additional Information

Date Listed	August 16th, 2025
Days on Market	69
Zoning	R-1

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.