

# \$499,000 - 1512 25 Street, Didsbury

MLS® #A2212849

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,734 sqft

Residential on 0.11 Acres

NONE, Didsbury, Alberta

THIS COULD BE YOUR NEXT HOME!! And what an amazing NEW home this could be for you! This half duplex located in the Westhills of Didsbury boasts superior quality and lots of really nice features. First, you will appreciate the great curb appeal and front drive garage. Inside you will notice a large bright foyer with lots of space to welcome everyone. Step into the kitchen and you will admire the lovely QUARTZ COUNTERTOPS, large island with eating bar, BUTLERS PANTRY (AMAZING!!), plenty of soft close cabinets, TILED BACKSPLASH and upgraded STAINLESS STEEL APPLIANCES. The kitchen has lots of extras and will be a great place to gather. This is an open concept floor plan with higher ceilings so you will find the dining and living rooms are all easily accessible and a nice space for entertaining. There is also a 2 pc powder room on the main and access to the basement. Upstairs you will find the primary bedroom with LARGE WALK IN CLOSET and ensuite with QUARTZ DOUBLE VANITY and large WALK IN SHOWER. There are also 2 good sized secondary bedrooms-one with a desk nook, there's also a full bathroom, large linen closet and laundry room making this a really functional upper level. Head downstairs to the basement and there you will find a separate entrance and second furnace a nice consideration for future development. This is an unfinished space- you could either use it for yourself or develop it to help supplement your mortgage. Outside there is a rear 10x12 deck,



large unfenced and unlandscaped yard ready for your finishing touches, future back lane (easement to follow), concrete sidewalks, side door for the basement, concrete driveway, single garage and 220 amp service (solar/electric cars?). This exceptional property is in a great area of town, close to parks and town amenities, and ready for you to move right into! Check out the virtual tour! You will be happy to call this lovely place HOME!! Call today to book your showing!

Built in 2025

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212849               |
| Price          | \$499,000              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,734                  |
| Acres          | 0.11                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1512 25 Street       |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | 220 Volt Wiring, Concrete Driveway, Front Drive, Parking Pad, See |

|              |                                 |
|--------------|---------------------------------|
|              | Remarks, Single Garage Attached |
| # of Garages | 1                               |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, ICFs (Insulated Concrete Forms)                         |
| Foundation        | ICF Block   |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 16               |
| Zoning         | R2               |

### Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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