

\$650,000 - 50 Westheights Drive, Didsbury

MLS® #A2235405

\$650,000

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 | \$650,000 |
| 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 | 13 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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