

# \$449,000 - 74 Westpoint Drive, Didsbury

MLS® #A2257100

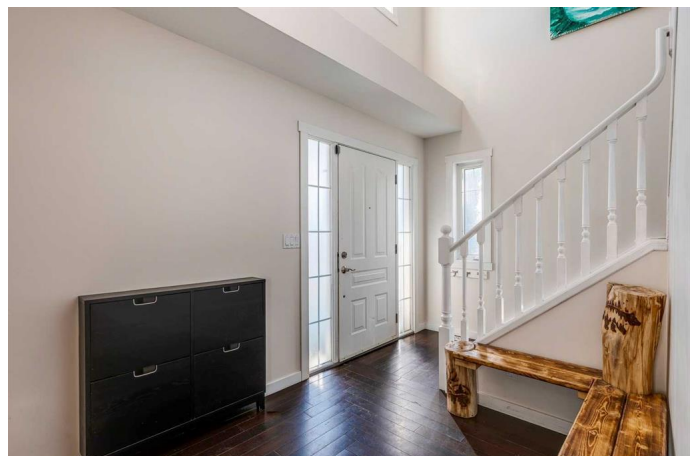
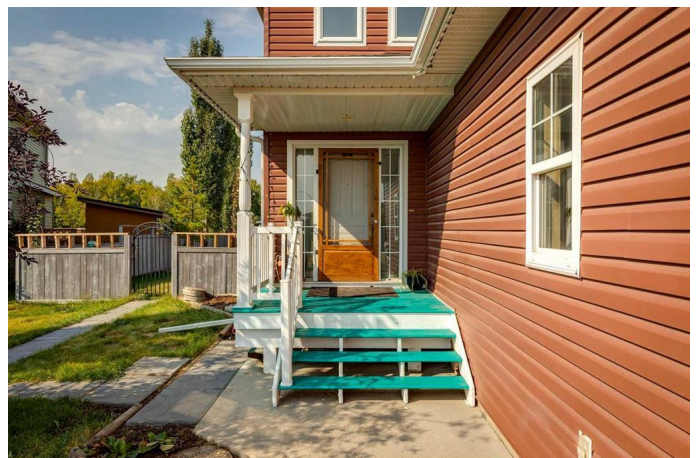
**\$449,000**

4 Bedroom, 4.00 Bathroom, 1,537 sqft

Residential on 0.14 Acres

NONE, Didsbury, Alberta

Welcome to 74 Westpoint Dr and this west backing home with massive yard. This 4 bedroom, 4 bathroom home offers over 2200 sf of developed living space. The main level offers hardwood floors throughout. The kitchen with new stone counters, corner pantry and island with eat up bar, opens to the dining room and living room with wood burning stove and stone surround. Off the Dining Room is the 500sf patially covered deck. Behind the massive backyard are a dozen, treed acreages that share the quiet road, giving you peaceful seclusion. Upstairs are the primary bedroom with ensuite & walk in closet, along with 2 perfect sized bedrooms that share a full bathroom. The basement is fully finished with family room, 4th bedroom, and a laundry area with bathroom. The double attached garage has plenty of space for 2 vehicles and storage, with a side door allowing for direct access to the fully fenced in dog run. Located in one of Didsbury's sought after legacy neighbourhoods, this home is an affordable gem. Meet great neighbours who share Didsbury's traditional values, with an eye on progress, who 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, Olds is 20 mins away, Airdrie 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 2003

## Essential Information

MLS® #	A2257100
Price	\$449,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,537
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	74 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
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Stone, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, No Neighbours Behind, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 15th, 2025
Zoning	R-1

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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