

WELCOME TO DIDSBURY



DETACHED | 2,103 sq ft | 4 BEDROOMS | 3 BATHROOMS



1312 22 Avenue

Home sweet home! This charming 2100 sq foot home is the perfect place for a growing family. Situated on a quiet street, on a ¼ acre lot, there are many features found here! First thing you will notice when you arrive is the super long driveway and 550 sq foot wrap around veranda. The wrap around veranda is an amazing space for relaxing, and for entertaining family and friends. In the front yard are many fruit trees and shrubs such as raspberry bushes, saskatoon berries, sour cherry trees, and apple trees. There are 2 doors that access the house from the veranda. The OVERSIZED double attached garage has an entrance to the basement and back yard, and has lots of space for 2 vehicles, storage, and a small workshop; there is also 220volt power supply. The front entrance to the home is covered by the veranda and leads into a large foyer that has 2 storage closets, the main floor bathroom, stairs up to the 600 sq foot bonus room plus the entrance to the large kitchen and the living room. Throughout the main floor are HUGE triple pane windows and hardwood flooring. From the kitchen, with huge windows on 2 sides, you will have a great view of the front yard and veranda. There is a pantry, and a ton of counter and cabinet space. Featuring LARGE windows, the dining room provide access to the veranda and is open to the kitchen and living room. The living room has a large window, built in oak shelving, desk and a wood burning stove. You will love spending time with your family here! Above the garage is the GIGANTIC 600 sq ft BONUS ROOM. This BONUS room has a gas stove, HUGE TRIPLE PANE windows, a vaulted ceiling, and hardwood flooring. Just imagine what can be done here! Kids play / toy room, arts and crafts, home office, multipurpose room. It's the PERFECT family room. There is total of 4 bedrooms, 2 on the main floor and 2 in the basement, and 3 bathrooms which include the main bathroom and ensuite on main floor and 1 4-piece bathroom in the basement). Laundry is located on the main floor. The basement is mostly finished and needs a couple last minute touches. Some features are the art, music and media room, a third living room with an electric fireplace, under stair storage, a large utility room, another huge closet, 2 bedrooms and a separate mudroom that takes you into the garage. This home has so much to offer. The back yard has a two-tiered, GIGANTIC, treated wood deck, a firepit and gardening storage shed. With many mature trees, the back yard is very private. There is potential RV parking in the back yard as there is an alleyway beside the property to the west. Check out the link to the 3D virtual tour and come and view this BEAUTIFUL home for yourself. **MLS® #A1250633**



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1312 22 Avenue

Detached

Possession: **Negotiable**

Neighbourhood: **Didsbury**

Built in: **2006**

Exterior: **Concrete, Stone, Vinyl siding**

Construction: **Poured concrete, Wood frame**

Parking: **Attached Garage (2), Oversize**

Main Level

Kitchen: 11'5" × 13'2"

Dining Room: 14'11" × 12'2"

Living Room: 17'8" × 14'3"

Primary Bedroom: 16'0" × 11'11"

Bedroom: 10'6" × 10'5"

Basement Level

Bedroom: 10'5" × 9'9"

Bedroom: 14'0" × 11'3"

Family Room: 17'6" × 10'2"

Media Room: 16'11" × 13'11"

Landscape Features: Fruit trees, Lawn

Amenities Nearby: Park, Playground,
Recreation Nearby



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