

# \$340,000 - 70 Sandpiper Drive, Didsbury

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MLS® #A2259419

**\$340,000**

3 Bedroom, 2.00 Bathroom, 1,387 sqft

Residential on 0.07 Acres

NONE, Didsbury, Alberta

Affordable & Fantastic Starter Home in Didsbury! Looking for the perfect place to start your next chapter? This affordable & fantastic 2-Story Half Duplex offers all the space, comfort, & convenience your family needsâ€”without breaking the bank! Step inside & be welcomed by a well-planned main floor that makes everyday living a breeze. The kitchen is efficiently laid out, keeping everything within easy reach as you prepare meals. The spacious dining area, complete with sliding patio doors, flows seamlessly onto the back deckâ€”ideal for BBQs, morning coffee, or summer gatherings. Just off the dining area, the South-facing living room features a large front window that allows the sunshine to pour in, creating a bright & cheerful space for family time or quiet relaxation. Upstairs is designed with family living in mind. All three bedrooms are located together on the second floor, along with the convenient laundry closet. Each bedroom is generously sized, offering plenty of room to set up all your furniture comfortably. The Primary Suite is a retreat of its own, complete with walk-through double closets & a private 4-piece ensuite. Two additional bedrooms & a full bathroom complete this level, making it the perfect setup for family, guests, or even a home office. Step outside & youâ€™ll love the fully fenced backyardâ€”plenty of room for kids & pets to play safely. And if you need even more space, this property backs directly onto the Didsbury High School field, giving your



family endless opportunities to run, play, & explore right out your back gate! The single attached garage offers convenience & storage, or a great work out area, while the home's location puts you close to schools, parks, & town amenities. Whether you're a first-time buyer, a young family, or simply looking for an affordable option that doesn't sacrifice comfort, this property is a fantastic choice! This is YOUR CHANCE TO OWN A GREAT STARTER HOME in a wonderful community. Affordable, functional, & move-in ready"this home has it all!  
"Home Is Where Your Story Begins!"•

Built in 2018

### Essential Information

MLS® #	A2259419
Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,387
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	70 Sandpiper Drive
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### Amenities

Parking Spaces	3
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, None

### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Rain Gutters
Lot Description	Cul-De-Sac, Few Trees, Landscaped, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 23rd, 2025
Days on Market	5
Zoning	R-2

### Listing Details

Listing Office	CIR Realty
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