

# \$525,000 - 1183 Kildeer Close, Didsbury

MLS® #A2213719

**\$525,000**

5 Bedroom, 2.00 Bathroom, 1,268 sqft  
Residential on 0.09 Acres

NONE, Didsbury, Alberta

Solid, smart, and stylish – this newer Didsbury home is built to impress with energy-efficient ICF (Insulated Concrete Form) construction on both levels. Step inside to find warm laminate flooring, rich maple cabinetry, and the convenience of dedicated LAUNDRY. The kitchen offers not only an everyday eating nook but also a separate dining area for those more formal gatherings. Two sets of patio doors lead you out to a SUNNY SOUTH-FACING DECK (one from the primary suite) – perfect for soaking up the sun or entertaining. The main bath is cleverly designed with a stacking washer/dryer and a cheater ENSUITE door that flows through the walk-in closet to the primary bedroom. The second bedrooms completes this floor with a third bedroom option on the upper level. Although, this space would make for a great office or bonus room as well. Access to the lower unit is available from the main level or through the separate side entrance. Down here you’ll find a beautifully FINISHED LEGAL BASEMENT SUITE (permitted when built as a up/down duplex) that rivals the upper level – featuring its own maple cabinetry, laminate flooring, two bedrooms, and excellent STORAGE. With IN FLOOR HEAT and SEPARATE UTILITY METERING, this suite offers complete independence – ideal for multigenerational living or income potential. Whether you're looking to offset your mortgage or add to your rental portfolio, this one is a smart move. All of this + BACKING ONTO AN



OPEN FIELD and LOW MAINTENANCE  
LANDSCAPING. Come take a look and see if  
this property fits your plans!

Built in 2006

### **Essential Information**

MLS® #	A2213719
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,268
Acres	0.09
Year Built	2006
Type	Residential
Sub-Type	Duplex
Style	2 Storey, Up/Down
Status	Active

### **Community Information**

Address	1183 Kildeer Close
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Separate Entrance
Appliances	Garage Control(s), See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes

Basement	Exterior Entry, Finished, Full, Suite
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## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	April 30th, 2025
Days on Market	2
Zoning	R-2

## Listing Details

Listing Office	Quest Realty
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