



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**225 Valarosa Place  
Didsbury, Alberta**

**MLS # A2230004**



**\$449,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,568 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaping		

**Heating:** In Floor, Forced Air, Hot Water, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Concrete

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** None

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R-2

**Foundation:** Slab

**Utilities:** -

**Features:** Breakfast Bar, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** N/A

**PRICE REDUCED!** Here is a unique home ready for your unique family! Located in picturesque Valarosa, this charming home is very nicely laid out with a nice open floor plan perfect for family gathering. The main level features infloor heat in the textured concrete floor. A convenient 1/2 bath and laundry combination is just inside the front entrance. The beautiful kitchen features distressed cabinetry, quartz countertops, a huge island with eating bar and a corner pantry. Open to the living room, this kitchen will be a place to create many great memories. There is one bedroom on the main floor that could be a great home office or craft room. Upstairs you'll find 3 bedrooms and a full bath. The primary bedroom is spacious and has garden doors to its own private balcony where you'll enjoy your morning coffee or watching the sun set in the evening. The back yard boasts a ground level composite deck and an oversized (24' X 28') double garage. This property backs onto native trees which provide a very tranquil setting in the privacy of your own back yard.