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18 valarosa Drive Didsbury, Alberta

MLS # A2266741



\$389,900

NONE Division: Type: Residential/House Style: Bi-Level Size: 1,090 sq.ft. Age: 2005 (20 yrs old) **Beds:** Baths: Garage: Alley Access, Off Street, On Street, RV Access/Parking Lot Size: 0.11 Acre Lot Feat: Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level

Heating: Water: Mid Efficiency, Forced Air, Natural Gas Floors: Sewer: Carpet, Laminate, Linoleum Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Silent Floor Joists, Vinyl Siding R1 Foundation: **Poured Concrete Utilities:**

Features: Bathroom Rough-in, Ceiling Fan(s), French Door, No Smoking Home, Vinyl Windows

Inclusions: Fabric Garage (over size), green house , pond pump , all planter units , Gazebo

Why buy an old house , when you could buy this BI-LEVEL Built in 2005 with 4 Bedrooms and well located in the Vararosa subdivision . Easy access to 2A and QEII highway for travels south towards Calgary . You need to check out all the extra features that will help make this your special home. SHINGLES REPLACED 3 yrs ago , VINYL CRANK OUT Windows on main floor (Not vinyl sliders)Windows are larger than most homes have . Custom Railing along stair case . Maple kitchen cabinets with breakfast bar , stainless steel newer dishwasher , OPEN design with access to DINING room which has a large window over looking the yard and French door leading to the 19 by 9 foot partially covered deck . (Deck has lots of storage space underneath) MAIN floor LAUNDRY , MANUFACTURED FLOOR Joists , Also FRENCH doors from the large Primary Bedroom (WALK IN CLOSET and Nook) to the Large covered Deck and has a Cheater Door from Primary Bedroom to the 4 pce bathroom . Both Bedrooms on the MAIN floor have irregular layouts and are quite large , there are also 2 BEDROOMS IN BASEMENT . Rough in plumbing for a future bathroom , a Bath tub and Vanity are included . LARGE basement Windows , includes sump pump and water softner . Lots of room to develop large family room and a 5th bedroom if needed . Back yard has a patio block fire pit area , raised garden box as well as a movable green house, , play house and a 21 foot fabric Garage included , room for RV parking . Front yard is developed with Gazebo , benches and brick and stone work ,planters , plus large deep pond with pump that can support fish . Apple tree and lots of Raspberries, and many perennials. This property has many extra features you won't find in the older homes, like energy efficient 2x 6 walls , mid efficient furnace , Upgraded hot

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water tank.