



**GRASSROOTS**  
REALTY GROUP

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

**18 valarosa Drive  
Didsbury, Alberta**

**MLS # A2266741**



**\$379,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,090 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Off Street, On Street, RV Access/Parking		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level		

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

This BI-LEVEL Built in 2005 has 4 Bedrooms and is well located in the VALAROSA 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, 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. MANUFACTURED FLOOR Joists, 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 water tank.

Copyright (c) 2025. Listing data courtesy of Century 21 Advantage. Information is believed to be reliable but not guaranteed.