



GRASSROOTS
REALTY GROUP

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**39 Valarosa Drive
Didsbury, Alberta**

MLS # A2267576



\$629,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,693 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautiful split-level home in the highly sought-after community of Valarosa, Didsbury, AB! Situated on a spacious 7,000 sq. ft. lot, this property offers over 3,300 sq. ft. of total living space—perfect for growing families seeking comfort, charm, and functionality. Step inside to discover a bright open living room with vaulted ceilings, exposed wood beams, and a stunning wood-burning stove that adds warmth and character. The kitchen features a gas stove, plenty of cabinetry, and easy flow for everyday living and entertaining. The main floor hosts three generous bedrooms, including a primary suite with a walk-in closet, private ensuite, and patio doors leading to the backyard deck—a perfect spot to enjoy your morning coffee. The primary bedroom also features vaulted ceilings with wood beams, adding to the home’s rustic elegance. A few steps up, the split-level design leads to a spacious bonus room, ideal for a playroom, media space, or home office. Downstairs, you’ll find a large family room, two additional bedrooms, a laundry room, and space to add another full bathroom. The entire basement features beautiful tile flooring, creating a polished and durable finish throughout. The utility room includes a water softener, ensuring comfort and convenience year-round. The heated double attached garage offers ample room for two vehicles—including a truck—and extra storage. Impeccably maintained and thoughtfully designed, this Valarosa gem combines modern comfort with timeless character—a true must-see for anyone looking for space, warmth, and small-town charm.