



**31 Valarosa Drive  
Didsbury, Alberta**

**MLS # A2283565**



**\$489,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No		

<b>Heating:</b>	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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** N/A

THIS COULD BE YOUR NEXT HOME!!! If you are looking for a quiet neighborhood in Didsbury for your family to move into you will want to check out this lovely home! This fully finished bungalow is in one of the best locations in town considering there is green space directly behind you and there is a walking trail for you to utilize that allows you to get out and enjoy the scenery here. Step inside and you will notice there is an open floor plan with vaulted ceilings. The living room has a WOOD BURNING STOVE great for those colder winter days and there is CENTRAL AIR for those blustery summer days. The kitchen has a large island with eating bar, tiled backsplash, newer appliances and there is that great view out to the back yard. The primary bedroom has a walk in closet and full ensuite plus there are two other bedrooms on the main level. There is also a full bathroom, laundry area and access out to the covered rear deck which makes sitting outside really nice. Heading downstairs to the finished basement you will find a large family room with convenient wet bar (fridge is included); this provides you more space for those get togethers and is very comfortable with the infloor heat. There are two more bedrooms, another full bathroom, a storage room and mechanical room to complete this home. Parking is covered here too with a double detached garage and there is a shed in the backyard that may double as a playhouse for the kids. You really feel like you are living in the country here sitting on that back deck and taking in the view! This home is ready for you to move right into and will provide many happy years for your family. The neighbors are even really nice! Call today to book a viewing!