



**302 Valarosa Place  
Didsbury, Alberta**

**MLS # A2290953**



**\$499,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,647 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Bookcases, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Central AC, Dishwasher, washer/dryer, gas stove & oven, microwave, fridge, hood fan, garage control, shed TV's - 2 (main floor and second floor)

Visit REALTOR® website for additional information. Build through Alberta home owners. - All documents available regarding the build of the home and insurance of the home is with intact and transfers for 5 years (additional) WELCOME HOME!! Discover this beautifully crafted 2-storey in the sought-after community of Valarosa in the vibrant Town of Didsbury. Offering over 1,600 sq. ft. of inviting living space, the open-concept layout features durable vinyl flooring and central air conditioning for year-round comfort. From the moment you arrive, the attractive curb appeal and nicely landscaped yard make a lasting impression. Step into the spacious front entry and immediately notice the stylish décor & attention to detail. The upscale kitchen is a true highlight, complete with rich dark-stained maple cabinetry, stunning butcher block countertops, a large island with sink and eating bar, corner pantry, gas stove, and plenty of room for cooking and entertaining. The dining area opens onto a covered pergola deck in the backyard—perfect for gatherings—while the cozy living room features a gas fireplace for relaxing evenings. A convenient two-piece bath and access to the double attached garage complete the main floor. Upstairs, is the generous primary suite/walk-in closet and a beautiful 3-piece ensuite boasting a spacious tiled shower. Two additional bedrooms and a full bathroom provide plenty of room for family or guests. Unfinished basement includes the laundry area and offers a blank canvas ready for your personal touch. Outside, the low-maintenance yard includes charming flower beds, RV parking space, and a private back deck that’s ideal for unwinding at the end of the day. With quality craftsmanship and thoughtful upgrades throughout, this home is packed with value in a wonderful community.