



**2 Valarosa Court
Didsbury, Alberta**

MLS # A2139755



\$537,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,679 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Gated		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape, Landscaped		

Heating:	Central, ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: Garden shed, Sun Shades on deck

Welcome to your new home! Located on a quiet Cul-de-sac in the pristine community of Valarosa, only 30 min north of Airdrie, with stunning views of the pond, and only steps away to a brand new playground. This is the perfect family home! This 2016 2 story has many upgrades and features. Entering this beautiful home you are greeted by a spacious foyer with gorgeous ceramic tile and shiplap lockers for storage. Around the corner is a spacious area for entertaining with a beautiful wrap around kitchen featuring maple cabinets, stainless steel appliances and a pantry. The kitchen, dining area, and living room are all open to one another with beautiful, bright West facing windows. This home features 4 bedrooms plus a den/office, 3.5 bathrooms, and upper level laundry area. 3 of the bedrooms are located upstairs, and 1 is located in the fully finished basement. This home features central Air conditioning for those hot summer days, and a double attached garage that is heated, with additional sub panel for expansion of any tools you may need. Enjoy those beautiful summer nights in the serenity of Valarosa with a large custom deck featuring built in sun shades. The yard features include an irrigation system, fully fenced and landscaped (front yard is low maintenance). There is also a HUGE shed with power/lighting, ample storage for quads, sleds, or even a workshop with plenty of storage. This home also featured RV parking along the side of the house. This house will go quickly, so arrange your viewing today!