



GRASSROOTS
REALTY GROUP

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**83 Valarosa Drive
Didsbury, Alberta**

MLS # A2142008



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,290 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Garden, No Neighbours Be		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: N/A

Nestled in the quiet neighborhood of Valarosa, this Didsbury home is just 40 minutes from North Calgary! This fully finished 2016 bi-level flaunts its pride in home ownership, showcasing immaculate care and maintenance throughout. This home is situated on a fully fenced premium lot that offers a tranquil lifestyle, thanks to its picturesque pond view and its location backing onto a walking path. Step inside to discover a modern, spacious, and functional home that is completely turn-key ready with 4 bedrooms plus a den and 3 bathrooms. Heading up the stairs to the main floor you will be invited by modern laminate flooring into a lovely open concept living space & kitchen flooded with natural light & tall vaulted ceilings. The heart of the home, the kitchen, stylish yet functional. It boasts stainless steel appliances, tall dark wood cabinetry, pendant lighting and a spacious island that provides ample space for meal preparation and casual dining, making it the perfect hub for both culinary creations and social gatherings. Flowing through the kitchen, past the formal dining room you'll find patio doors that lead you out to a great sized balcony that gives you a great view of your established veggie garden and features natural gas hook up for the BBQ and space for all your patio furniture. The lower level of this home features a walk-out basement with large above-grade windows that provide a main floor living feel. Entertain effortlessly in this open concept space with a bar and a cozy free-standing gas fireplace, perfect for watching a movie or hosting the game! A large mudroom adds convenience to the indoor outdoor living aspect of this property. Stay comfortable year-round with air conditioning throughout the home and natural gas heat in the double attached garage. If you love to ENTERTAIN and enjoy offering ample space for all who visit, than this is the home for

you!