

# **\$444,900 - 38 Valarosa Drive, Didsbury**

MLS® #A2228806

**\$444,900**

5 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.10 Acres

NONE, Didsbury, Alberta

Looking for a fantastic family home?? This 5 bedroom, 3 bathroom home would work great for a place to raise your family. Located in the great town of Didsbury where you will find all the amenities to meet your daily needs. Walking in the front door of this functional bi-level you'll quickly see that it will become a very family friendly atmosphere. The open floor plan kitchen dining room will be the favorite meeting area, for great meals and visiting together. When ready to relax for the evening just a couple steps and your in the living room where you can unpack your day or just grab a good book and enjoy. Off the dining room you'll access the south facing deck that will be home to the best BBQ's ever. Your primary bedroom has 2 windows for good natural lighting, a walk-in closet and a 3 piece ensuite. The 2 other main floor bedrooms will share the 4 piece bathroom. Down stairs is home to a large family room, laundry room, 2 more bedrooms (one just needs a door installed) and the 3 piece bathroom. The completely fenced back yard will be a great play area for your children to play with their friends. After play time, hot dogs and smore's can be enjoyed around the fire pit. If the need arises there is ample room to construct a garage in the back yard. Of course the town planning department would have to approve. Give this very practical family home some serious consideration and see if it will work for you.



Built in 2005

## Essential Information

MLS® #	A2228806
Price	\$444,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,179
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	38 Valarosa Drive
Subdivision	NONE
City	Didsbury
County	Mountain View County
Province	Alberta
Postal Code	T0M 0W0

## Amenities

Parking Spaces	2
Parking	None, On Street

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
-------------------	----------------------------

Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	31
Zoning	R 1

### **Listing Details**

Listing Office	Front Porch Realty
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.