

# \$449,900 - 42 Valarosa Drive, Didsbury

MLS® #A2246838

**\$449,900**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.11 Acres

NONE, Didsbury, Alberta

10/10 Curb Appeal!! Enter through the archway, past the Apple trees, to the Covered Front Deck and into this Fully Finished Bi-Level Beauty with 3 Full bathrooms and 4 Bedrooms(total). This very Bright & Open plan welcomes you with lofty Vaulted Ceilings. The main floor has 2 bedrooms, 2 full bathrooms and a main-floor laundry. Upon entering you will discover a good-sized living and dining room combo plus a spacious kitchen with Hickory cabinetry, a large island and a Walk-in Pantry!

The fully finished basement offers 2 more bedrooms, a 3rd full bathroom, an enormous rumpus room and a big utility room with plenty of storage.

You can choose Sun or Shade because this home has a front deck and a rear deck. The Covered rear deck offers plenty of storage underneath and is overlooking the park-like South-facing rear yard. The Sunny, nicely treed yard can offer some shade also and you will be sure spend plenty of time on the big, lower patio. You could make this a great place for entertaining friends & family or simply relaxing.

This family home is nicely located in a great community with ponds and paved walking trails all just steps away. There are no neighbours behind and yes there is a rear alley if you need a garage or off street parking.

Built in 2005



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246838    |
| Price          | \$449,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,173       |
| Acres          | 0.11        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 42 Valarosa Drive    |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

## Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

## Interior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                         |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings |
| Heating           | Forced Air, Natural Gas                                    |
| Cooling           | None                                                       |
| Has Basement      | Yes                                                        |
| Basement          | Finished, Full                                             |

## Exterior

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                   |
| Lot Description   | Back Lane, Fruit Trees/Shrub(s), Landscaped, No Neighbours Behind, Rectangular Lot, Many Trees |
| Roof              | Asphalt Shingle                                                                                |
| Construction      | Wood Frame                                                                                     |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      August 8th, 2025  
Days on Market                6  
Zoning                              R-1

**Listing Details**

Listing Office                    Colpitts Realty Ltd.

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