



**46 Valarosa Drive
Didsbury, Alberta**

MLS # A2311181



\$400,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,110 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Storage		

Inclusions: N/A

Located in a quiet and family-friendly area of Didsbury, this beautifully maintained bi-level offers the perfect combination of space, functionality, and privacy with no neighbours behind and scenic open views from the backyard. Built in 2005 and offering over 2,000 sq ft of living space, this home features a bright and inviting open-concept layout with large windows that flood the main level with natural light. The spacious living room flows seamlessly into the dining area and well-appointed kitchen, complete with stainless steel appliances, ample cupboard and counter space, and a functional island with seating. Step outside onto the large covered back deck, ideal for relaxing or entertaining while enjoying the privacy of the fully fenced yard and peaceful setting behind the home. The main level offers two generous bedrooms including a spacious primary retreat, along with a full bathroom. The fully developed basement adds incredible versatility with a large recreation room, second full bathroom, and plenty of additional storage space. Recent styling updates including updated kitchen and freshly painted main living area, plus neutral finishes throughout create a warm and welcoming feel that is move-in ready. Additional highlights include a charming covered front porch, great curb appeal, and an ideal layout for families, first-time buyers, or anyone looking for comfortable small-town living with easy access to amenities, schools, and parks. This is an excellent opportunity to enjoy the lifestyle and community feel that Didsbury is known for.