



GRASSROOTS
REALTY GROUP

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**510, 500 Valarosa Place
Didsbury, Alberta**

MLS # A2335913



\$625,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaping		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Walk-In Closet(s)		

Inclusions: n/a

For more information, please click the "More Information" button. Brand new and never occupied, this 1,395 sq ft bungalow sits on a pie-shaped lot in Valarosa, one of Didsbury's newest communities. The main floor opens into a combined living and dining area stretching 25'0" x 10'3", with the kitchen and a walk in pantry alongside. All three bedrooms are on this level, including a primary with a walk in closet and 4 piece ensuite, while a second 4 piece bath serves the other two. A dedicated laundry room sits just off the garage entry, keeping boots and gear out of the living space. Below, 1,384 sq ft of undeveloped basement is ready to finish to your own plan, with room to nearly double the living area. Outside, a 15'0" x 10'0" deck opens off the back, and the attached double garage measures 23'6" deep by 23'0" wide with parking for two more vehicles in the driveway. Valarosa is built around permanently protected greenspace with walking paths and ponds throughout, its a nature lovers paradise. Didsbury offers a historic Main Street, schools, healthcare and everyday shopping. Calgary and Red Deer are each about 40 minutes away via the QE2. Taxes not yet assessed.