



GRASSROOTS
REALTY GROUP

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**143 Valarosa Drive
Didsbury, Alberta**

MLS # A2343137



\$707,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,492 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	1
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: N/A

This is not your typical new build! Beautifully finished and thoughtfully designed, this brand-new Didsbury bungalow combines warm, timeless finishes with an incredible location backing directly onto a municipal reserve with ponds, pathways and the Rosebud River winding through the natural landscape beyond. With 3 bedrooms on the main floor, a triple car garage and approximately 1,500 sq. ft. of main-floor living, this home offers a rare combination of space, style and future potential. Inside, rich wood tones and striking black accents create an elevated, estate-inspired feel. The open-concept kitchen, dining and living area takes full advantage of the beautiful views out back. The kitchen features quartz countertops, an oversized island, warm wood cabinetry, tiled backsplash, statement hood fan and a convenient pot filler over the stove. A large walk-through pantry connects the kitchen to the mudroom, where you'll find additional built-in storage and a laundry sink. The living room is a showstopper, with a sleek electric fireplace and dramatic feature wall, while the incredible tray ceiling is finished with wood beams and detailing that carries the warmth of the kitchen throughout the space. Large windows (triple pane through the whole house) fill the room with natural light and frame the peaceful landscape behind the home. Step outside to the rear deck and enjoy a setting that feels a world away from a typical residential backyard. The primary bedroom is privately positioned at the rear of the home and includes a walk-in closet and beautiful 4-piece ensuite with dual sinks, quartz counters and a fully tiled shower. Two additional bedrooms and another full bathroom complete the main level. Even the entry has been given special attention, with a custom feature wall, built-in bench and spindle railing adding character from the moment you walk through the

door. Downstairs, the undeveloped basement opens up tremendous possibilities. With a separate walk-up entrance, rough-in plumbing for a future bathroom and wet bar, plus rough-in for in-floor heat, the groundwork is already in place to create an exceptional lower level. There may also be potential for a future secondary suite, subject to municipal approval and permitting. Outside, durable Hardie Board siding offers the attractive look of traditional siding with excellent resistance to moisture, pests, fire and Alberta's changing weather, while requiring relatively little maintenance. The oversized triple attached garage provides plenty of room for vehicles, toys, storage or a workshop. And then there is the location. Backing onto green space, ponds and pathways gives this property a view and sense of openness that will be difficult to replicate as the community grows. Didsbury itself offers the charm of small-town living without giving up everyday conveniences, with a hospital, medical and dental services, shopping, schools, recreation and a fantastic historic downtown.