



**GRASSROOTS**  
REALTY GROUP

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## 2 Valarosa Point Didsbury, Alberta

**MLS # A2346041**



**\$540,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,293 sq.ft.           | <b>Age:</b>   | 2011 (15 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.16 Acre              |               |                   |
| <b>Lot Feat:</b> | Corner Lot, Cul-De-Sac |               |                   |

|                    |                                                                                             |                   |     |
|--------------------|---------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Forced Air                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                      | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                    | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                                                             | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s) |                   |     |

**Inclusions:** Mounted TVs

A home for those who appreciate the finer things &mdash; and know the value of doing them well. Set on a desirable corner lot in Didsbury's sought-after Valarosa subdivision, this executive bungalow offers the kind of thoughtful design, quality finishes and effortless functionality that make a home feel truly special. With a west-facing backyard backing onto green space, the setting is private, peaceful and perfectly suited to enjoying the slower moments in life. The main floor is designed for both everyday comfort and entertaining. The fabulous country kitchen is the heart of the home, featuring an impressive island with breakfast bar, plenty of workspace and a layout that makes gathering with family and friends feel natural. The adjoining dining area opens through garden doors to a spacious back deck &mdash; an ideal spot for morning coffee, afternoon visits or an evening glass of wine while taking in the western sky. Two bedrooms are conveniently located on the main floor, along with two bathrooms, main floor laundry and easy access to the double attached garage. Air conditioning keeps things comfortable through the summer, while updated in-floor heat in the basement adds another level of warmth and comfort. Downstairs, the fully finished basement expands the living space considerably, with two large bedrooms and a full bathroom, along with ample room for guests, hobbies, an office, media space or whatever this next chapter of life calls for. This is more than a bungalow. It is a well-considered home for someone who appreciates quality, values their investment and wants to spend their time enjoying their home rather than constantly working on it. Call your favourite local REALTOR today to make this small town dream come true for you!

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