



GRASSROOTS
REALTY GROUP

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**54 Valarosa Drive
Didsbury, Alberta**

MLS # A2349065



\$434,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,092 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Gazebo, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	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, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: salt water hot tub, gazebo, 2 vinyl sheds, permanent LED Christmas lights, garage work benches and shelves, 2 garage car floor mats

Here we have a terrific fully finished home in lovely Valarosa Crossing in Didsbury. The front covered entry is very welcoming with room to sit a spell on warm summer evenings. Very well cared for and maintained, you'll enjoy the open floor plan with kitchen, dining and living room areas adjacent to each other. The efficient kitchen has plenty of cabinets, a walk-in pantry, an eating bar and garden door to the back deck. The living room boasts a corner gas fireplace for those cooler winter nights that are coming (Yes, I'm afraid they are). The primary bedroom features double closets and a cheater door to the main bathroom. Downstairs you'll enjoy the TV/family room as well as a separate games room area, another large bedroom, a full bath and laundry area. Did I mention that they have central air conditioning? Out back you'll enjoy the covered deck that leads down to a lovely yard complete with a salt water hot tub with a gazebo cover (google the benefits of a salt water hot tub). The 24' X 24' detached garage is fully finished with a radiant heater and lots of storage and work bench space. This home is ready for a new family or perhaps someone who wants to downsize a bit. Come have a look, you won't be dissappointed.