

WELCOME TO DIDSBURY



BUNGALOW | 1,297 sq ft | 3 BEDROOMS | 2 BATHROOMS



5 Valarosa Way

Welcome to your new home! This brand-new bungalow features a covered front deck with lighting, an open concept floorplan and a neutral color palette throughout. There is durable vinyl plank flooring on the main floor and lots of storage space throughout this home. The entry has a custom built-in featuring a live edge slab plus hooks and storage space at the top. From there you walk into a beautiful kitchen with some great features including a large kitchen island with seating, soft close doors & drawers, granite countertops and a large pantry with wood shelving. With the kitchen open to the living room & dining room, this space is perfect for entertaining and for living everyday life. Light fixtures are bright and very stylish making this home stand out. Just off the dining room area is the back deck with a door that has built-in blinds. The deck is a great space for your morning coffee and has a gas line for your BBQ and will be great for all your outdoor events! The back yard is a good size and awaits your landscaping ideas. The front of the house has great curb appeal with the wood beams and neutral colors and the front yard has been sodded and is ready for spring. There are 3 bedrooms and 2 full bathrooms plus a laundry room on the main floor. Through the laundry room is the double attached garage which is 23' 1" x 23' 6" (RMS). There is a gas line there in case you want a furnace in the garage at some point. The driveway is full length and there is a lot of space for street parking as well. The first bedroom, right off the front door, could easily be made into a home office as it is big, bright and has a full-size closet for storage and is conveniently located near the front door. The primary bedroom is nice and bright with 2 windows and has a 3-piece ensuite and a large walk-in closet! The ensuite is big and functional and both bathroom vanities have the same granite as the kitchen. The large walk-in shower has beautiful white tiles and a soft closing glass shower door. The walk-in closet is located off the ensuite has lots of shelving for all your clothes. The third bedroom is a standard size and is perfect for a kid's room or a guest room. Central vac has been roughed in throughout the main floor. The carpeted staircase has a door separating the basement and main floor. The basement has so much potential for your development ideas. The builder, Jalin Homes Inc., offers basement development options for buyers which would then be covered under the New Home Warranty package. This basement features a separate entrance and has in-floor heat roughed in. Bathroom and furnace room areas are placed in great spots to allow for utilizing the basement space in the best way. Nice quiet street at the end of the subdivision. Close to Didsbury walking paths. Included in this price is \$4000 towards an appliance package so you can pick out exactly what you want. This beautiful home is ready for immediate possession. Set up a showing today! **MLS® #A1170538**



Sarah Demi

REALTOR®

STONEMERE REAL ESTATE SOLUTIONS

#302 4014 Macleod Trail South

Cell: 403.837.5363

Email: sarahmdemi@gmail.com



StoneMere
Real Estate Solutions

MLS® #A1170538



5 Valarosa Way

Bungalow

Possession: **Negotiable**

Neighbourhood: **Didsbury**

Built in: **2021**

Exterior: **Concrete, Stone, Vinyl Siding**

Construction: **Poured Concrete**

Parking: **Concrete Driveway, Double Garage Attached**

Main Level

| | |
|------------------|-----------------|
| Kitchen: | 11'9" × 10'2" |
| Dining Room: | 13'5" × 9'7" |
| Living Room: | 13'10" × 11'11" |
| Primary Bedroom: | 12'5" × 12'7" |
| Second Bedroom: | 9'10" × 10'0" |
| Third Bedroom: | 9'11" × 9'5" |
| Laundry Room: | 5'9" × 6'2" |
| 3pc Bathroom: | 9'11" × 4'11" |

Features Included: PVC Window,
No Animal Home, No Smoking Home



StoneMere
Real Estate Solutions
www.stonemere.ca

**For more info, please contact
Sarah Demi's Cell: 403.837.5363
Email: sarahmdemi@gmail.com**

