

# WELCOME TO DIDSBURY



DETACHED | 1,219sq ft | 4 BEDROOMS | 3 BATHROOMS



## 94 Valarosa Drive

Still owned by the ORIGINAL owner, this well kept, raised bungalow is 1200 sq feet, has a total of 4 bedrooms and 3 full bathrooms. This home has a super functional floorplan, is open concept, and has a TON of STORAGE! Being a raised bungalow, you don't lose any living space inside. The front porch is covered and leads into a BIG open foyer with a storage closet. To the left is a LARGE bedroom that is currently being used as an office. To the right is the BRIGHT living room that features large windows and recessed lighting and leads into the dining room and kitchen. FEATURES include a SOUTH facing backyard, solid WOOD kitchen cabinets, nice appliances, hardwood flooring, a PANTRY, and a closet at the back door that leads to the back deck. The primary bedroom faces south, has a 4-piece ensuite and a WALK IN CLOSET! Next is the third bedroom which is conveniently located beside the main floor 4-piece bathroom. This BEAUTIFUL bungalow is great for a family! In the FULLY DEVELOPED basement features an AMAZING rec room with a WET BAR, and beverage fridges. This basement is PERFECT for ENTERTAINING! There is a great spot that would be perfect for a pool table, at home gym, or playroom for kids PLUS another large bedroom and 4-piece bathroom. The utility room has so much space for storage and houses the washer & dryer too. The back yard has a lot of space and has a parking pad. Ideal for anyone who wishes to custom build the garage of your dreams with the convenient lot location and alley access points. Come view this BEAUTIFUL property in person and be sure to check out the 3D Virtual tour as well! **MLS® #A1254269**



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## 94 Valarosa Drive

**Detached**

Possession: **Negotiable**

Neighbourhood: **Didsbury**

Built in: **2012**

Exterior: **Concrete, Stone, Vinyl siding**

Construction: **Poured concrete, Wood frame**

Parking: **Parking Pad, Alley Access**

### Main Level

Dining Room: 11'1" × 9'1"

Kitchen: 11'0" × 11'0"

Living Room: 16'9" × 13'4"

Primary Bedroom: 13'0" × 12'9"

Bedroom: 13'4" × 9'11"

Bedroom: 9'1" × 9'0"

### Basement Level

Bedroom: 11'11" × 9'0"

Family Room: 22'5" × 12'4"

Game Room: 18'5" × 13'3"

**Features:** Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan

**Amenities Nearby:** Park, Playground



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