

# \$459,900 - 225 Valarosa Place, Didsbury

MLS® #A2230004

**\$459,900**

4 Bedroom, 2.00 Bathroom, 1,568 sqft

Residential on 0.13 Acres

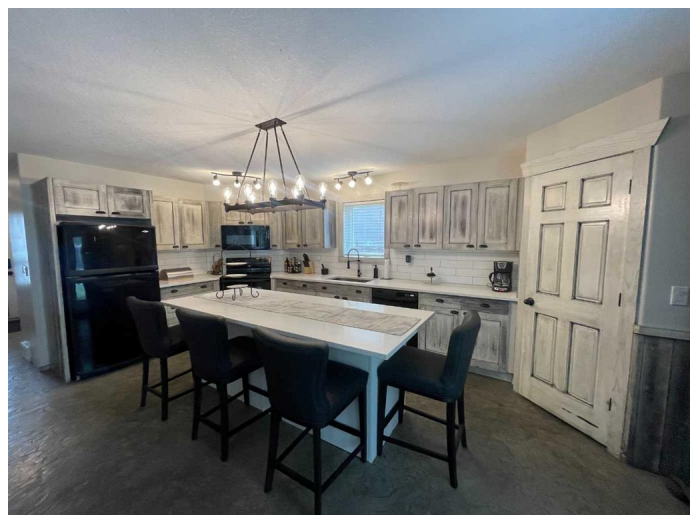
NONE, Didsbury, Alberta

PRICE REDUCED! Here is a unique home ready for your unique family! Located in picturesque Valarosa, this charming home is very nicely laid out with a nice open floor plan perfect for family gathering. The main level features infloor heat in the textured concrete floor. A convenient 1/2 bath and laundry combination is just inside the front entrance. The beautiful kitchen features distressed cabinetry, quartz countertops, a huge island with eating bar and a corner pantry. Open to the living room, this kitchen will be a place to create many great memories. There is one bedroom on the main floor that could be a great home office or craft room. Upstairs you'll find 3 bedrooms and a full bath. The primary bedroom is spacious and has garden doors to its own private balcony where you'll enjoy your morning coffee or watching the sun set in the evening. The back yard boasts a ground level composite deck and an oversized (24' X 28') double garage. This property backs onto native trees which provide a very tranquil setting in the privacy of your own back yard.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2230004  |
| Price     | \$459,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,568       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 225 Valarosa Place   |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M 0W0              |

### Amenities

|                |                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                               |
| Parking        | Double Garage Detached, Garage Faces Rear, Insulated, Concrete Driveway, Oversized, Parking Pad |
| # of Garages   | 2                                                                                               |

### Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows                               |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | In Floor, Forced Air, Hot Water, Natural Gas                                                                    |
| Cooling           | None                                                                                                            |
| Basement          | None                                                                                                            |

### Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Fire Pit, Outdoor Shower                                                                  |
| Lot Description   | Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding, Wood Frame                                                                                         |

Foundation                      Slab

**Additional Information**

Date Listed                      June 12th, 2025  
Days on Market                85  
Zoning                              R-2

**Listing Details**

Listing Office                    Front Porch Realty

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