

# \$560,000 - 10 Valarosa Court, Didsbury

MLS® #A2203515

**\$560,000**

4 Bedroom, 3.00 Bathroom, 1,279 sqft  
Residential on 0.15 Acres

NONE, Didsbury, Alberta

It is hard to adequately describe this CUSTOM BUILT, UNIQUE, PERFECTLY MAINTAINED, WALKOUT bungalow home on a HUGE PIE LOT with amazing landscaping BACKING THE POND WITH GREEN SPACE AND WALKING TRIALS. This house has so many features that make it unique as soon as you walk in. The front entry is large and open to the living and dining areas. The hardwood floors and vaulted ceiling with a view to the deck and pond behind make you stand in awe. There are lots of pushouts and different lines that make the house truly interesting. The kitchen is large and well planned with an island and newer appliances. The kitchen cabinets are cherry wood and have all the latest features. There is a window above the sink to enjoy that back yard. This entire living space is spacious and welcoming. The doors off the kitchen/dining area lead to a huge deck with steps down to the yard. Also on this main level is the primary bedroom with full ensuite and walk in closet. There is a second bedroom/office as well as a separate laundry room with sink on this level. Downstairs is another wonderful space with a warm family room with a fireplace, floor heat and door to that great yard. The patio is plenty large for lots of furniture and outdoor living. There is an 8x12 ft shed on skids that has electricity that wires the fountain and lighting in the pond in this yard. There are many mature perennials in the yard that bloom at various times throughout the summer. Back inside to the



rest of the lower WALK OUT level are 2 very large bedrooms. The largest bedroom has a wonderful window overlooking the yard. The storage room is big too. The garage has heat as well as hot and cold water. It even has a floor drain. This home is in a quiet cul de sac and the new Valarosa playground is less than 1/2 block away. Everything has been lovingly maintained and you would never guess that this home isn't much newer than it is. THIS HOME IS NOT COOKIE CUTTER, it really is distinctive and the custom work is evident.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2203515    |
| Price          | \$560,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,279       |
| Acres          | 0.15        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 10 Valarosa Court    |
| Subdivision | NONE                 |
| City        | Didsbury             |
| County      | Mountain View County |
| Province    | Alberta              |
| Postal Code | T0M0W0               |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Parking Spaces | 4                                                                  |
| Parking        | Double Garage Attached, Driveway, Front Drive, Garage Door Opener, |

Heated Garage, Insulated  
# of Garages 2

### Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, See Remarks, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)  
Appliances Dishwasher, Dryer, Garage Control(s), Gas Range, Refrigerator, Washer  
Heating In Floor, Fireplace(s), Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Basement, Gas  
Has Basement Yes  
Basement Finished, Full, Walk-Out

### Exterior

Exterior Features Balcony, Lighting  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Views  
Roof Asphalt Shingle  
Construction Concrete, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 7  
Zoning R-1

### Listing Details

Listing Office Quest Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.