

# \$589,000 - 245 200 Valarosa Place, Didsbury

---

MLS® #A2253860

**\$589,000**

4 Bedroom, 2.00 Bathroom, 1,210 sqft

Residential on 0.20 Acres

NONE, Didsbury, Alberta

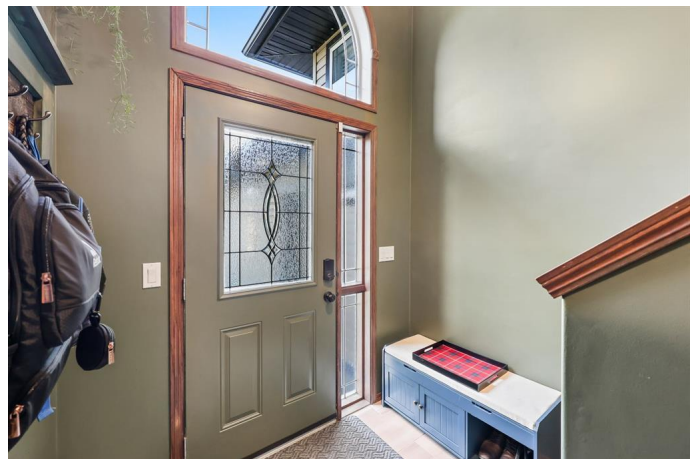
Welcome to this stunning split-level home located in the desirable community of Valarosa in Didsbury, AB. Perfectly situated on a quiet cul-de-sac with no through traffic, this property offers peace, privacy, and plenty of space to enjoy.

Sitting on a massive pie-shaped lot of over 8,600 sq. ft., the backyard is truly a showstopper—featuring a pool, fire pit, back lane access, and a large fully covered deck, making it the ultimate space for family gatherings and outdoor entertaining.

Inside, the main floor welcomes you with a bright and spacious living room complete with a modern electric fireplace and a well-sized kitchen. This level also features three bedrooms, including a comfortable primary suite with its own ensuite bathroom, while the other two bedrooms are generously sized. The lower level offers even more living space with a cozy family room, a fourth bedroom, laundry room, a roughed-in third bathroom, and a partially finished bonus room that could easily be converted into a fifth bedroom or flex space.

This home combines functionality, style, and incredible outdoor amenities—making it an ideal choice for families or those who love to entertain. Don't miss the chance to own this beautiful property in one of Didsbury's most sought-after neighbourhoods!

Built in 2007



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253860    |
| Price          | \$589,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,210       |
| Acres          | 0.20        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 245 200 Valarosa Place |
| Subdivision | NONE                   |
| City        | Didsbury               |
| County      | Mountain View County   |
| Province    | Alberta                |
| Postal Code | T0M0W0                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Fireplace         | Yes                                                                         |
| # of Fireplaces   | 1                                                                           |
| Fireplaces        | Family Room, Electric                                                       |
| Has Basement      | Yes                                                                         |
| Basement          | Full, Partially Finished                                                    |

## Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                       |
| Lot Description   | Back Lane, Cul-De-Sac, Few Trees, Landscaped, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                              |
| Construction      | Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete                                              |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 6                   |
| Zoning         | R-2                 |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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.