



**461 Rosemary Gardens SE
Calgary, Alberta**

MLS # A2281187



\$594,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,798 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters

Inclusions: N/A

Shane Homes proudly presents the Vilano II, a well designed and highly customizable laned home in SE Calgary's newest community of Rose Ranch. Offering 4 bedrooms and 3 full bathrooms, this home features a functional main floor bedroom conveniently located next to a full bath. The open concept main level showcases a bright living area, dining nook, and a modern kitchen with central island and walk in pantry, ideal for both everyday living and entertaining. Upstairs, you will find three additional bedrooms, a spacious family room, and a private owner's bedroom complete with a walk in closet and an ensuite featuring dual vanities. A side by side upper floor laundry adds everyday convenience. The home also includes a side entrance and an undeveloped basement ready for potential future development. Built by Shane Homes. Photos are of a completed showhome and are for illustrative purposes only.