



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

190 Rosemary Gardens SE  
Calgary, Alberta

MLS # A2289241



**\$710,000**

<b>Division:</b>	Rangeview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,088 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** TBD

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

**Inclusions:** N/A

Welcome to the Katalina by Shane Homes, a pre construction home with a tentative 10-12 month possession timeframe. This front-drive home with a double attached garage is located in the community of Rose Ranch. The main floor features a full bedroom and full bathroom with shower, ideal for guests. The open-concept layout includes a living room with electric fireplace, dining nook, and a kitchen with island seating and a walk-in pantry. Upstairs offers three bedrooms, including the primary bedroom with dual vanity ensuite, soaker tub, separate shower, and walk-in closet. All upstairs bedrooms include walk-in closets, along with a full laundry room and an additional full bathroom. The undeveloped basement is ready for potential future development and includes rough-ins. This home can be customized to suit buyer needs. Photos are illustrative and for representative purposes only.