



**461 Rosemary Gardens SE  
Calgary, Alberta**

**MLS # A2322507**



**\$594,000**

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

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

**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 pre-construction 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.