



GRASSROOTS
REALTY GROUP

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190 Rosemary Gardens SE
Calgary, Alberta

MLS # A2331079



\$710,000

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,088 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	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 front-drive home with a double attached garage located in the community of Rose Ranch. The main floor features a full bedroom and full bathroom with shower, ideal for guests or family. 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.