



GRASSROOTS
REALTY GROUP

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477 Rosemary Gardens SE
Calgary, Alberta

MLS # A2339991



\$599,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,801 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, Level, Street Lighting		

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, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to the Vilano II by Shane Homes in Rose Ranch. This 1,798 sq. ft. pre-construction laned home offers 4 bedrooms and 3 full bathrooms with a functional layout designed for everyday living. The main floor features 9' ceilings, an open kitchen with a spacious island, central dining area, bright living room, and a versatile front bedroom/flex room located next to a full bathroom. Upstairs, enjoy a central family room, convenient laundry, two additional bedrooms, and a private owner's retreat with a walk-in closet and ensuite. Estimated build timeframe is approximately 8-10 months. Photos are representative of the Vilano II model and are for illustrative purposes only. Actual finishes, features, and specifications may vary.