



GRASSROOTS
REALTY GROUP

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70 Rosemary Gardens SE
Calgary, Alberta

MLS # A2340328



\$724,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, 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, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters		
Inclusions:	n/a		

Welcome to the Katalina by Shane Homes, a pre-construction opportunity where you can Love It or Customize It to suit your lifestyle. The main floor features a spacious foyer with sitting area, central bedroom and full bathroom, plus an open-concept kitchen with large island and walk-in pantry overlooking the bright dining nook and living room with gas fireplace. Upstairs offers a central family room, laundry room, three secondary bedrooms, a 3-piece main bath, and a spacious rear owner's retreat with walk-in closet and deluxe 5-piece ensuite. Shane Homes has Love It or Customize It options for this floorplan. Photos are representative and for illustrative purposes only.