



GRASSROOTS
REALTY GROUP

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256 Verbena Common SW
Calgary, Alberta

MLS # A2258670



\$670,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,634 sq.ft.	Age:	2026 (-1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters		

Inclusions: N/A

Discover the Vilano by Shane Homes in the sought-after community of Vermilion Hill. This pre-construction laned home offers the ability to customize the floorplan and finishes to suit your lifestyle. The main floor features an open-concept layout with a spacious kitchen and walk-in pantry, ideal for entertaining and everyday living. Upstairs, you'll find 3 bedrooms, 2 full bathrooms, and a central family room that creates a comfortable retreat for the whole household. A 20' x 22' double detached garage is included, and the entire home is finished in durable Hardie Board siding for lasting curb appeal. Photos are representative.