



GRASSROOTS
REALTY GROUP

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248 Verbena Common SW
Calgary, Alberta

MLS # A2279219



\$635,250

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.06 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	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Discover the Parker II in Vermilion Hill, a pre-construction laned home by Shane Homes that you can fully personalize. Offering 3 bedrooms and 2.5 bathrooms, this well-designed layout provides bright, comfortable living spaces. Exterior features include James Hardie siding, Elevation A, a paved back alley, and a 20'x22' double detached garage. Build a home that fits your lifestyle in this highly sought-after SW community. Photos are representative and for illustrative purposes only