



**GRASSROOTS**  
REALTY GROUP

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**256 Verbena Common SW**  
**Calgary, Alberta**

**MLS # A2279229**



**\$603,750**

<b>Division:</b>	Alpine Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.