



**GRASSROOTS**  
REALTY GROUP

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**256 Verbena Common SW  
Calgary, Alberta**

**MLS # A2279229**



**\$603,750**

**Division:** Alpine Park

**Type:** Residential/House

**Style:** 2 Storey

**Size:** 1,634 sq.ft. **Age:** 2026 (0 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

**LLD:** -

**Exterior:** Cement Fiber Board, Stone, Wood Frame

**Zoning:** R-G

**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.