190 Rosemary Gardens SE
Calgary, Alberta

MLS # A2281223

$710,000

Division:	Rosemont
Type:	Residential/House
Style:	2 Storey
Size:	2,088 sq.ft.
Age:	2026 (0 yrs old)
Beds:	4
Baths:	3
Garage:	Double Garage Attached
Lot Size:	0.08 Acre
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas		**Water:**	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank		**Sewer:**	-
Roof:	Asphalt Shingle		**Condo Fee:**	-
Basement:	Full		**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame		**Zoning:**	TBD
Foundation:	Poured Concrete		**Utilities:**	-

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Welcome to the Katalina by Shane Homes, a pre construction front-drive home with a double attached garage located in the community of Rose Ranch. The main floor features a full bedroom and full bathroom with shower, ideal for guests or multi-generational living. The open-concept layout includes a living room with electric fireplace, dining nook, and a kitchen with island seating and a walk-in pantry. Upstairs offers three bedrooms, including the primary bedroom with dual vanity ensuite, soaker tub, separate shower, and walk-in closet. All upstairs bedrooms include walk-in closets, along with a full laundry room and an additional full bathroom. The undeveloped basement is ready for potential future development and includes rough-ins. This home can be customized to suit buyer needs. Photos are illustrative and for representative purposes only.