



**190 Rosemary Gardens SE
Calgary, Alberta**

MLS # A2285988



\$710,000

Division: Rangeview

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.