

**190 Rosemary Gardens SE**  
**Calgary, Alberta**

**MLS # A2289241**



**\$710,000**

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

<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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. 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.