

90 Rosemary Gardens SE Calgary, Alberta

MLS # A2353215

\$689,900

Division:	Rangeview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,994 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s)

Inclusions: \$6900 Appliance Allowance to be used at the Builder's supplier.

Welcome to 90 Rosemary Gardens SE, a BRAND NEW HOME in the growing community of Rose Ranch, where thoughtful design, modern finishes, and everyday functionality come together beautifully. Built by Cedarglen Homes, this home offers nearly 2000 SQFT of living space, 3 BEDROOMS, 2.5 BATHROOMS, and a DOUBLE ATTACHED GARAGE, with a layout that makes the most of every square foot. The modern exterior offers great curb appeal, while the covered front entry welcomes you inside. A spacious foyer opens to a dedicated MAIN FLOOR OFFICE, perfectly positioned away from the main living areas for working from home, studying, or creating a quiet space of your own. A convenient 2-PIECE BATHROOM is tucked nearby. Toward the back of the home, the kitchen, dining, and living areas connect in a bright, OPEN CONCEPT design that feels comfortable and inviting. Light oak-toned LUXURY VINYL PLANK flooring runs throughout the main floor, complementing the beautiful TWO-TONED CABINETRY, white QUARTZ COUNTERTOPS, and soft neutral finishes. The kitchen is designed for real everyday living, with a generous CENTRAL ISLAND, stylish tile backsplash, abundant cabinetry, and a dedicated pantry to keep everything organized. Whether you're preparing dinner or catching up with friends, the layout makes it easy to stay connected. The dining area sits beside large patio doors leading to the REAR DECK, bringing in natural light and creating an easy transition outdoors. Upstairs, the spacious BONUS ROOM is a natural gathering place, perfect for movie nights, a second TV area, or a comfortable spot for the family to unwind. The primary bedroom offers plenty of room to relax, along with a WALK-IN CLOSET and a beautifully finished 5-PIECE ENSUITE featuring DUAL SINKS, a deep SOAKER TUB, and a separate

glass-enclosed shower. Two additional bedrooms are thoughtfully positioned near a second 5-PIECE BATHROOM, offering the added convenience of dual sinks for busy mornings. UPPER FLOOR LAUNDRY keeps everything close to where it's needed most. The unfinished basement with SIDE ENTRANCE and ROUGH INS FOR FUTURE SUITE (subject to city permits and approval) provides a blank canvas for future development, ready to accommodate additional living space, a home gym, or whatever suits your lifestyle. Buying new comes with some great extras, including a \$6900 APPLIANCE ALLOWANCE through the builder's supplier and a \$2000 LANDSCAPING REIMBURSEMENT. Located in ROSE RANCH, this exciting new southeast Calgary community is planned around natural wetlands, walking pathways, playgrounds, and outdoor spaces as the neighbourhood grows. Just minutes from Seton, you'll have shopping, restaurants, recreation, and the South Health Campus close at hand while enjoying the quieter feel of a developing community. A fresh start, a beautiful layout, and room to make it your own. Come see what life at 90 Rosemary Gardens could look like! *Some photos are virtually staged*