

RE/MAX
GRANDE PRAIRIE



780-978-5674
joshuaboyne@hotmail.com

248 Verbena Common SW
Calgary, Alberta

MLS # A2279219



\$635,250

Division: NONE

Type: Residential/House

Style: 2 Storey

Size: 1,586 sq.ft. **Age:** 2026 (0 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Detached

Lot Size: 0.06 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, Wood Frame

Zoning: TBD

Foundation: Poured Concrete

Utilities: -

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)

Inclusions: N/A

Discover the Parker II in Vermilion Hill, a pre-construction laned home by Shane Homes that you can fully personalize. Offering 3 bedrooms and 2.5 bathrooms, this well-designed layout provides bright, comfortable living spaces. Exterior features include James Hardie siding, Elevation A, a paved back alley, and a 20'x22' double detached garage. Build a home that fits your lifestyle in this highly sought-after SW community. Photos are representative and for illustrative purposes only