

**256 Verbena Common SW
Calgary, Alberta****MLS # A2279229****\$603,750****Division:** Alpine Park**Type:** Residential/House**Style:** 2 Storey**Size:** 1,634 sq.ft. **Age:** 2026 (0 yrs old)**Beds:** 3 **Baths:** 2 full / 1 half**Garage:** Double Garage Detached**Lot Size:** 0.07 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, Stone, Wood Frame**Zoning:** R-G**Foundation:** Poured Concrete**Utilities:** -**Features:** High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Smart Home, Stone Counters**Inclusions:** N/A

Discover the Vilano by Shane Homes in the sought-after community of Vermilion Hill. This pre-construction laned home offers the ability to customize the floorplan and finishes to suit your lifestyle. The main floor features an open-concept layout with a spacious kitchen and walk-in pantry, ideal for entertaining and everyday living. Upstairs, you'll find 3 bedrooms, 2 full bathrooms, and a central family room that creates a comfortable retreat for the whole household. A 20' x 22' double detached garage is included, and the entire home is finished in durable Hardie Board siding for lasting curb appeal. Photos are representative.