# \$670,000 - 256 Verbena Common Sw, Calgary

MLS® #A2258670

## \$670,000

3 Bedroom, 3.00 Bathroom, 1,634 sqft Residential on 0.07 Acres

NONE, Calgary, Alberta

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'II 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.



#### **Essential Information**

MLS® # A2258670 Price \$670,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,634 Acres 0.07

Year Built 2026

Type Residential

Sub-Type Detached

Style 2 Storey







Status Active

# **Community Information**

Address 256 Verbena Common Sw

Subdivision NONE
City Calgary
County Calgary
Province Alberta
Postal Code T2Y0N5

#### **Amenities**

Amenities None

Parking Double Garage Detached

2

# of Garages 2

**Parking Spaces** 

## Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan,

Pantry, Smart Home, Stone Counters

Appliances Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Rain Gutters

Lot Description Back Lane, Back Yard, Street Lighting

Roof Asphalt Shingle

Construction Cement Fiber Board, Stone, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 19th, 2025

Days on Market 46
Zoning TBD
HOA Fees 263
HOA Fees Freq. ANN

# **Listing Details**

Listing Office Bode Platform Inc.

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