



**GRASSROOTS**  
REALTY GROUP

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56 Osprey Hill Place SW  
Calgary, Alberta

MLS # A2296754



**\$876,645**

<b>Division:</b>	Osprey Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,318 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to your new home! Welcome to Osprey Hill! Your new home is situated in the brand new neighbourhood of Osprey Hill; ideally located just a few minutes from Winsport, the Calgary Farmers Market, and a short drive to your mountain getaway or into the city center. This expertly crafted home, built by Bedrock Homes, offers the elements today's home buyers are looking for; spaces for gathering family and friends to celebrate life's special moments, as well as areas to retreat to for rest and relaxation. Spacious, bright, well thought out, functional, and well-appointed. These are just a few words and phrases that describe this home; or should I say...your new home. Photos are representative.