



**40 Osprey Hill Place SW
Calgary, Alberta**

MLS # A2307015



\$854,900

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,067 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Pie Shaped Lot, Sloped, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

A WALKOUT BASEMENT CHANGES THE WHOLE CONVERSATION. This is one is not an afterthought. With 9' foundation walls, full-sized windows, and real natural light, the lower level starts from a much better place — brighter, more usable, and far easier to imagine as part of daily life. Out back, the 12'x10' RAISED DECK sits above the walkout, giving you two outdoor zones instead of one: elevated space up top, COVERED CONCRETE PATIO below. Morning coffee, summer dinners, shaded kid chaos, future lower-level hangout access — it all works harder here. Inside, the TWO-STOREY GREAT ROOM brings the drama in the best way: height, light, and a full wall of windows that pulls the whole main floor upward. The fireplace anchors it with a clean two-storey feature wall, mantle, and tile surround — enough presence to make the room feel finished, not forced. A MAIN FLOOR BEDROOM AND FULL BATHROOM is easy to scroll past on paper — until you realize what it actually does. Guests stay comfortably. Work-from-home gets a real door. Family can visit without a full upstairs reshuffle. It's not just a room; it's a pressure valve for real life. The kitchen works hard without making a scene: GAS COOKTOP, BUILT-IN WALL OVEN AND MICROWAVE, oversized island, and a WALK-THROUGH PANTRY from the mudroom so groceries don't tour the entire house before finding a cupboard. Upstairs, the BONUS ROOM OVERLOOKS THE GREAT ROOM and borrows light from that two-storey window wall, so it feels connected instead of tucked away. The master walk-in closet connects directly to the laundry room — a small detail that becomes a daily win. And both secondary bedrooms get their own walk-in closet, because apparently someone finally

admitted kids have stuff. The location does heavy lifting too. SOUTH-FACING FRONT EXPOSURE, green space close by, and a cozier Osprey Hill setting give this one a more open feel than the typical row-after-row new community experience. And with community completion expected in the next 4–5 years, you get the fresh-start energy without signing up for a decade of construction dust. Flexible, bright, move-in ready, and smarter than it first lets on. Ask your agent to book a showing and see it for yourself! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model – fit and finish may differ. Interior selections and floorplans shown in photos. Kitchen appliances are included, and will be installed prior to possession.