



146 Osprey Hill Way SW
Calgary, Alberta

MLS # A2316686



\$866,145

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,372 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Inclusions: n/a

Welcome to your new home! Highly sought-after walkout lot designed to maximize natural light & indoor–outdoor flow. Included 12' x 10' rear deck adds valuable outdoor living and relaxation space. Chef-inspired kitchen enhanced with a statement chimney-style hood fan, built-in appliances, & ceiling-height cabinetry. Spa-like five-piece ensuite showcasing dual vanities, a deep soaker tub, & a fully tiled walk-in shower. Spacious bonus room perfectly suited for family time, a play area, or a relaxing lounge. Flexible main-floor room is well suited for a home office, study, or additional sitting area. Well-appointed laundry room featuring a functional layout, laundry sink, & room for a side-by-side washer and dryer. 9' knockdown ceilings create a bright, open atmosphere. Stylish railing accented with contemporary metal spindles. Walkthrough mudroom seamlessly connected to a walkthrough pantry for everyday use & convenience. Great value here! Photos are representative.