



18 Osprey Hill Bay SW
Calgary, Alberta

MLS # A2322732



\$879,900

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, 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, 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		

READY FOR POSSESSION, this Palliser model in Osprey Hill brings together the flexibility buyers want, the upgrades they notice, and a WALKOUT DESIGN that makes the entire home feel bigger and brighter. Set in one of Calgary's beautiful new southwest communities, this home is finished with durable JAMES HARDIE SIDING and a RAISED REAR DECK overlooking the walkout yard below. Inside, the main floor offers a highly versatile BEDROOM AND THREE-PIECE BATH—ideal for guests, extended family, a private office or anyone looking for fewer stairs in their daily routine. The great room is filled with natural light from its gorgeous windows and anchored by a welcoming FIREPLACE, creating a comfortable gathering space that feels open without losing warmth. The GOURMET KITCHEN is designed to work hard and look polished, featuring FULL-HEIGHT CABINERY, quartz countertops and a layout that connects easily with the dining and living areas. Quartz continues throughout the bathrooms for a clean, cohesive finish. Upstairs, the primary bedroom offers a true retreat with an UPGRADED ENSUITE and an OVERSIZED WALK-IN CLOSET with room to keep everything organized. Additional bedrooms and thoughtfully planned living spaces complete a layout designed for real life. Downstairs, the WALKOUT BASEMENT is ready for future development, with 9-FOOT FOUNDATION WALLS creating excellent ceiling height and even more potential for living, entertaining or multi-generational space. An ELECTRIC VEHICLE CHARGER ROUGH-IN adds another practical, future-ready feature. Located in the newly established southwest community of Osprey Hill, this home offers modern construction, flexible living and immediate possession. It is finished, ready and waiting to be called home.