



GRASSROOTS
REALTY GROUP

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56 Osprey Hill Place SW
Calgary, Alberta

MLS # A2330288



\$839,895

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,318 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 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:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: n/a

Welcome to your new home! Expertly crafted by respected long-time builder Bedrock Homes this home has just been completed & offers bright open spaces for gathering & entertaining as well as private areas to retreat to at the end of a long day. Nestled in Calgary's vibrant west end, the new neighbourhood of Osprey Hill seamlessly connects residents with the majestic Rockies & WinSport Canada — Calgary's premiere recreation destination & world-class training facility, while embracing the natural beauty of the surrounding landscapes, forests & trails. Quality finishes, well executed, are what discerning buyers are looking for in a new home and this home certainly delivers! Quality throughout including quartz counter tops, custom built-in shelving, LVP flooring, & more. Combine a quality home, in a terrific location, with a great price point, & you have a winning combination! What are you waiting for? Walkout basement with 9' foundation, ideal for future development & extended living space. Open-to-above foyer that welcomes guests with grandeur & light. Extended concrete patio, perfect for outdoor entertainment. 10' x 10' rear deck for additional outdoor living. Bright, open main floor with 9' knockdown ceilings. Spacious great room featuring a 50" electric fireplace. Chef-inspired kitchen with quartz countertops, large island, ample cabinetry, & walk-through pantry to mudroom. Custom melamine shelving in the mudroom & pantry for organized, durable storage. Luxury vinyl plank flooring throughout the main floor, bathrooms, & laundry. Stylish railing with metal spindles on main & upper floors. Luxurious primary bedroom with private sitting area, walk-through closet to laundry, & spa-style ensuite with double sinks, soaker tub, & tiled shower. Custom melamine shelving in the primary walk-in

closet. High-efficiency furnace, hot water tank, & HRV system for improved energy savings. Photos are representative.