



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2302 Osborne Crescent SW
Calgary, Alberta

MLS # A2339705



\$1,468,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,733 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Corner Lot, Cul-De-Sac, Landscaped, See Remarks		

Heating:	Central, ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Manufactured Floor Joist, Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s)		
Inclusions:	None		

Quiet Cul-de-Sac Living Meets Architectural Excellence Welcome to 2302 Osborne Cres SW, a stunning residence by the acclaimed SNG-Development Group. Perfectly positioned on a prized corner lot within a quiet cul-de-sac, this home offers a rare blend of privacy, additional natural light, and sophisticated design. With over 3,700 Sq.ft of living space. The Main Floor: A Masterclass in Design The airy, open-concept layout is defined by warm oak hardwoods and unique architectural built-ins. At the heart of the home, the custom Oak kitchen stands as a functional work of art, featuring: Premium Appliances: Panel-ready JennAir fridge and a 6-burner Kitchen-Aid gas cooktop. Designer Details: Eye-catching pendant lighting and a massive quartz island with bespoke LED-accented carpentry. Indoor-Outdoor Flow: Large glass double doors merge the living room with the private backyard, perfect for summer entertaining. The large rear Mudroom will lead you to your double car garage. Powder room with lots of natural light and an amazing wall paper to complement the room. The Upper Levels: Sanctuary & Skyline The Master Retreat: A true sanctuary boasting a massive walk-in closet and a 5-piece spa-inspired ensuite complete with heated tile floors, a rainfall shower, and a deep soaker tub can be found on both the second level and the loft level. Leaving you the option to choose from. Two additional bedrooms, a full bath, and a dedicated laundry room complete the second level. The Third-Floor Loft: A "hidden gem" level featuring a spacious living area, A true sanctuary boasting a massive walk-in closet and a 5-piece spa-inspired ensuite complete with heated tile floors, a rainfall shower, and a deep soaker tub. A private 100 SF rooftop patio with breathtaking views of the downtown skyline. The Lower Level & Extras The fully finished basement

expands your living space with a 5th bedroom, full bathroom, and a gym area with true rubber flooring. From the custom oak staircase to the meticulously organized mudroom, every square foot of this home has been crafted for a life without sacrifice.