



GRASSROOTS
REALTY GROUP

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157 Osprey Hill Way SW
Calgary, Alberta

MLS # A2341716



\$749,595

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,291 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:	Backs on to Park/Green Space		

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:	Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: N/A

The Georgia is a thoughtfully designed 2,268 sq. ft. home that seamlessly blends modern style, functionality, & everyday comfort. Featuring a bright open-concept layout, the main floor welcomes you with a spacious foyer that flows into a designer kitchen, central dining area, & a dramatic open-to-above great room, creating an impressive space for entertaining & family gatherings. The home is further enhanced by carefully curated interior design inspiration, featuring contemporary finishes, clean architectural lines, expansive windows, & timeless design elements that create a warm & sophisticated atmosphere throughout. Upstairs, a spacious bonus room provides flexible living space for family activities. The luxurious primary bedroom offers a walk-in closet & a unique walk-through ensuite with direct access to the laundry room, while two additional bedrooms & a full bathroom complete the upper level. Photos are representative.