



GRASSROOTS
REALTY GROUP

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153 Osprey Hill Way SW
Calgary, Alberta

MLS # A2342576



\$787,395

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 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, Zero Lot Line		

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

Inclusions:	N/A
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This beautifully designed home backs south onto green space for exceptional privacy & outdoor enjoyment. The spacious main floor features a welcoming foyer, versatile flex room, full bathroom, bright great room, & dining area. The chef-inspired galley kitchen boasts ceiling-height cabinetry, a chimney hood fan, & a large walk-in pantry. Upstairs offers two generous secondary bedrooms, a full bath with 2 sinks, spacious bonus room, & a luxurious primary retreat complete with a spa-inspired ensuite featuring dual vanities, a freestanding tub, walk-in shower, & a walk-through closet with direct access to the laundry room. Enhanced with the stylish Amplify Interior Package, custom MDF shelving, mudroom bench & hooks, & modern metal spindle railings, this home blends function & contemporary design. The unfinished bsmt includes a side entrance & bathroom rough-ins, providing excellent future development potential. Easy access to D/T Calgary, Canmore, & Banff. Pictures are representative.