



GRASSROOTS
REALTY GROUP

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64 Osprey Hill Place SW
Calgary, Alberta

MLS # A2342591



\$829,395

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,222 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, Cul-De-Sac, 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, Stone, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		
Inclusions:	N/A		

Welcome to this beautiful new home featuring a stunning open-to-above great room with soaring vaulted ceilings & an abundance of natural light from additional windows throughout. The expanded floor plan offers extra living space, including a versatile main-floor flex room ideal for a home office or study. The stylish L-shaped kitchen is designed for entertaining, showcasing a large central island, walk-through corner pantry, ceiling-height cabinetry & a chimney hood fan. The spacious living area is anchored by a modern 50" electric fireplace. Upstairs, the luxurious primary bedroom boasts a spa-inspired ensuite with a tiled shower, and dual sinks. Premium finishes include MDF shelving, undermount sinks & elegant metal spindle railings. The walkout basement features 9' foundation walls, bathroom rough-ins & an extended concrete patio, offering exceptional future development potential. Almost move-in ready! Pictures are representative.