



GRASSROOTS
REALTY GROUP

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18 Osprey Hill Bay SW
Calgary, Alberta

MLS # A2343823



\$819,900

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,044 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, Zero Lot Line		

Heating:	High Efficiency, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Mixed, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Tankless Hot Water, Walk-In Closet(s), Wired for Data		
Inclusions:	N/A		

QUICK POSSESSION + A WALKOUT + A MAIN-FLOOR BEDROOM AND FULL BATH — this Palliser checks some seriously useful boxes. Offering 2,044 sq. ft. of finished space, 4 bedrooms and 3 full bathrooms, this thoughtfully upgraded home in Osprey Hill gives buyers flexibility now with even more potential downstairs. Step inside to a main floor that immediately feels bright, open and well considered. A BEDROOM AND FULL THREE-PIECE BATH near the front of the home creates an excellent setup for guests, extended family or a dedicated office. Beyond it, the kitchen, dining area and great room come together as one inviting living space. The GREAT ROOM is anchored by a tiled ELECTRIC FIREPLACE, while large windows bring in plenty of natural light. The kitchen has been given extra attention with 50" UPPER CABINETRY finished to the ceiling, QUARTZ COUNTERTOPS, a contrasting island, matte black hardware, chimney-style hood fan and upgraded finishes that give the space a polished, custom feel. Quartz carries into all three bathrooms for a cohesive finish throughout. Upstairs, the CENTRAL BONUS ROOM adds a second gathering space, alongside three bedrooms and convenient upper laundry. The primary bedroom is generously sized and paired with an UPGRADED ENSUITE featuring a SOAKER TUB, separate shower and dual sinks, plus an oversized walk-in closet. And then there's the WALKOUT. With 9' FOUNDATION WALLS, larger basement windows and direct access to the yard, the unfinished lower level offers excellent future potential without feeling like an afterthought. The raised 12' x 10' deck above extends the living space outdoors, while JAMES HARDIE SIDING and an EV CHARGER ROUGH-IN add more substance to the package. FINISHED, UPGRADED AND READY FOR POSSESSION

— this is one worth seeing in person!