



GRASSROOTS
REALTY GROUP

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81 Osprey Hill Way SW
Calgary, Alberta

MLS # A2347363



\$1,195,000

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,290 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 81 Osprey Hill Way SW, an exceptional new home by Renova Homes situated on a desirable RAVINE AMENITY LOT in Calgary's exciting west-side community of Osprey Hill. Offering approximately 2,290 SQ. FT. ABOVE GRADE plus a FULLY DEVELOPED WALKOUT BASEMENT, this beautifully designed home features 5 BEDROOMS, 3.5 BATHROOMS, a main-floor flex room, upper bonus room, and thoughtfully selected contemporary finishes. The WEST-FACING BACKYARD backs directly onto an ENVIRONMENTAL RESERVE WITH MATURE TREES, creating a peaceful and private setting. The bright open-concept main floor is filled with natural light and centres around a stylish kitchen with upgraded appliances, beautiful cabinetry, generous counter space, and a convenient WALKTHROUGH PANTRY connecting to the mudroom. The adjoining dining and living areas provide an inviting space for everyday living and entertaining, while the main-floor flex room is ideal for a home office or additional sitting area. Upgraded tile, lighting, and hardware complete the sophisticated interior. Upstairs, the spacious primary retreat is complemented by two additional bedrooms and a large BONUS ROOM that opens onto a REAR COVERED DECK, offering a beautiful place to enjoy the west-facing setting and surrounding greenery. The FULLY DEVELOPED WALKOUT BASEMENT adds two more bedrooms, a full bathroom, and a generous recreation area, providing excellent flexibility for guests, teenagers, extended family, or additional entertainment space. A DUAL-ZONE HIGH-EFFICIENCY FURNACE adds comfort throughout the home. Living in Osprey Hill offers the opportunity to enjoy Calgary's west side surrounded by natural beauty while remaining close to everyday amenities. With parks, pathways, green spaces, WinSport,

Calgary Farmers’ Market West, shopping, recreation, and convenient routes both downtown and toward the mountains, this emerging community combines outdoor living with city convenience. Come home to peaceful ravine views, beautiful surroundings, and a community designed for enjoying Calgary’s western edge. Don't miss out on this beautifully designed home - book your private showing today!