



**GRASSROOTS**  
REALTY GROUP

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158 Osprey Hill Way SW  
Calgary, Alberta

MLS # A2246264



**\$892,395**

Division:	Osprey Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,428 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-

**Features:** Breakfast Bar, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Smart Home, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** N/A

Open concept main floor allows for a spacious L-shaped kitchen at the back of the house that comes with 41" soft close upper cabinets and a rough-in for a chimney hood fan. Every Bedrock Home comes complete with a modern smart home technology system (Smart Home Hub), Ecobee thermostat, Ring video doorbell & Weiser Halo Wi-Fi Smart keyless lock with touch screen. Side entry is added for , the basement ceilings are upgraded to 9'. Upgraded Spindle railing on the stairs and upper hall creates an open feel from main floor to upper level. Built with a 4-piece ensuite with upgraded walk-in shower and dual sinks. Double compartment stainless steel undermount kitchen sink, complete with a chrome finish faucet with pull down sprayer, and 1.5gpm aerator. 50" Linear Ortech LED electric fireplace. All LED disc lights were upgraded to 5000k white light.