



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

158 Osprey Hill Way SW
Calgary, Alberta

MLS # A2272968



\$850,395

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	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. Photos representative.