



**14 Osprey Hill Bay SW  
Calgary, Alberta**

**MLS # A2279025**

**\$924,900**



<b>Division:</b>	Osprey Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,069 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Irregular Lot, Zero Lot Line		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, Shingle Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	N/A		

This location is quietly one of the SMARTEST plays in the city right now. Downtown is an easy shot. Heading west and out of town is just as direct. You're not weaving through neighbourhoods or timing your life around bottlenecks. And because the community is being built with GREEN SPACE, PATHWAYS, and openness in mind, it feels like somewhere you can actually exhale — not just sleep between commutes. Now... THE HOUSE. This Hemsworth model makes a few very deliberate choices, and that's why it works as well as it does. A FULL BEDROOM AND FULL BATHROOM ON THE MAIN FLOOR isn't a bonus here — it's a statement. It future-proofs the layout in a way most homes don't bother with. Guests stay comfortably. Parents visit without stairs. A home office exists without colonizing shared space. That one decision changes everything. AND YES, IT'S A WALKOUT. With 9' foundation walls. Which means light below grade, REAL ceiling height, and flexibility that doesn't feel theoretical. You don't have to decide today what it becomes — just know the option is there, and it's a good one. The main floor is built around an extended kitchen that assumes more than one person cooks — at the same time. A BUILT-IN WALL OVEN AND MICROWAVE, A GAS COOKTOP WITH A STATEMENT RANGE HOOD, storage that doesn't require creativity, and sightlines that keep the space feeling open without wasting square footage. Everything has a place, and no one's negotiating for counter space. The great room is anchored by a DESIGNER FIREPLACE FEATURE WALL that understands its role: command attention, and define the space. Upstairs, the bonus room is positioned between the primary and secondary bedrooms,

because SEPARATION MATTERS when life gets loud. The primary bedroom is finished with a SOAKER TUB, GLASS SHOWER AND DOUBLE VANITY — clean, confident choices that don't need explaining. Outside, the deck and yard connect you back to a community that's still early, still intentional, and exactly where you want to be BEFORE everyone else catches on. When a home solves layout, location, and flexibility... without compromise, you don't need convincing — YOU NEED A SHOWING! • PLEASE NOTE: Photos are of a DIFFERENT Spec Home of the same model — fit and finish may differ. Interior selections and floorplans shown in photos.