



GRASSROOTS
REALTY GROUP

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2331B Osborne Crescent SW
Calgary, Alberta

MLS # A2201448



\$995,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,456 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Elevator, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: water dechlorinator; built-in speakers; tv wall-mounts x 2; gas heater in garage; pergola with detachable cover; gas barbecue; solar lights on front patio; shoe cabinets at front and back doors; alarm system equipment.

Welcome to a truly unique and inspiring home in the heart of Richmond! Spanning 3,359 square feet of meticulously designed total living space across four finished levels, this one-of-a-kind property blends modern luxury with artistic charm. Equipped with an elevator, it ensures effortless access to all floors, making this home ideal for aging in place. The main living area is an entertainer's dream, centred around a 13-foot waterfall island—host legendary gatherings of 100+ guests with ease! The chef's kitchen boasts high-end appliances, including a new Wolf gas range and oven, a Miele dishwasher, and a Jenn-Air refrigerator. The private primary suite is a retreat like no other, occupying almost the entire second level. Enjoy your own private balcony, a massive spa-like ensuite (over 250 square feet), and the convenience of the laundry room on the same floor. The third level features two additional bedrooms, each with their own ensuite, perfect for family or guests. A skylight floods this level with natural light. The lower level is just as impressive, featuring a large bedroom or office space, a four-piece bathroom, and a spacious family room with a wet bar—a perfect space for entertaining, relaxing, or working from home. Outside, the low-maintenance backyard features a cobblestone patio, raised planters, and a Webber BBQ (included)—a perfect space for relaxation or entertaining. This home also has two furnaces with heat exchangers; air conditioning; a water softener and water de-chlorinator; a heated garage with 220V service and a charming "she-shed" space; and party-wall soundproofing for complete privacy. Located in the vibrant, walkable neighbourhood of Richmond, with easy access to work, schools, amenities, and great neighbours, this home is a rare find. Don't miss out on this extraordinary fusion of function, style, and artistic

inspiration—book your showing today!