

**158 Osprey Hill Way SW  
Calgary, Alberta**

**MLS # A2272968**



# \$850,395

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

<b>Heating:</b>	Forced Air, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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

Experience luxury and functionality in this stunning home featuring a WALK-OUT BASEMENT with an EXTENDED CONCRETE PATIO—perfect for entertaining or potential future development. Enjoy outdoor living on the included 10'x10' REAR DECK. The MAIN FLOOR FLEX ROOM offers versatile space for a home office, study, or lounge. A breathtaking OPEN-TO-BELOW LAYOUT with VAULTED CEILINGS and a TWO-STORY FIREPLACE detail creates an impressive, airy atmosphere. Unwind in the 5-PIECE ENSUITE with DUAL SINKS and a FULLY TILED SHOWER—your personal spa retreat. MODERN METAL SPINDLE RAILING, 9' California Knock Down Ceilings, and a 9' BASEMENT FOUNDATION height elevate the sense of space and style. The upgraded kitchen features STAINLESS STEEL APPLIANCES, CHIMNEY-STYLE HOOD FAN, CEILING-HEIGHT CABINETS, and SOFT-CLOSE DRAWERS. Enjoy abundant NATURAL LIGHT from extra windows, plus high-end finishes like MELAMINE SHELVING and UNDERMOUNT SINKS. Enjoy views to the North from your Primary Bedroom!