

154 Osprey Hill Way SW  
Calgary, Alberta

MLS # A2288552



## \$892,395

<b>Division:</b>	Osprey Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,375 sq.ft.	<b>Age:</b>	2026 (0 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		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Cement Fiber Board, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bathroom Rough-in, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** TBD

**Utilities:** -

**Inclusions:** N/A

Welcome to your new home! The "Maeve", expertly crafted by Bedrock Homes, is situated in the community of Osprey Hill; one of Calgary's newest and most desirable communities. Thoughtfully designed, this home offers spaces for friends & family to gather & share special occasions; as well as providing private areas to retreat to, and relax in. Tentatively scheduled to be completed in April of 2026. Gateway to mountain living with quick, convenient access to Canmore and Banff via Highway 1. Desirable walkout lot offering abundant natural light and seamless indoor-outdoor living. Walkout basement with extended concrete patio—ideal for entertaining or potential future development. Included 12' x 10' rear deck, providing additional outdoor living space. Upgraded kitchen features a chimney-style hood fan and full-height cabinetry to the ceiling. Luxurious 5-piece ensuite with dual vanity, soaker tub, and tiled walk-in shower. Spacious bonus room ideal for a family lounge, playroom, or media room. Versatile Main-Floor Flex room perfect for a home office, study, or additional living space. Expansive laundry room offering a refined design, custom sink, and side-by-side washer and dryer. 9' knockdown ceilings on the main floor enhance the open, airy feel. Elegant railing with modern metal spindles throughout. Convenient walkthrough mudroom connected to a walkthrough pantry. 9' basement foundation. All photos are representative.