

## 14 Osprey Hill Bay SW Calgary, Alberta

MLS # A2301827



# \$889,900

<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		

You don't think you need a BEDROOM AND FULL BATHROOM ON THE MAIN FLOOR—until you do. Guests coming? Done. Work call? Door closed. Family staying over? No reshuffling bedrooms. It's handled. Then you walk in—and it opens up. TWO-STOREY HEIGHT. A full wall that climbs with windows set high, pulling in light and sky. And right there, ANCHORING IT ALL, IS THE FIREPLACE—soft, slightly old-world in the way it tapers up, with an arched detail and tile inset. It doesn't compete with the room—it gives it a focal point. Kitchen next. Need real prep space? You have it. A large island with a breakfast bar. GAS COOKTOP. BUILT-IN WALL OVEN AND MICROWAVE. And a WALK-THROUGH PANTRY connecting the mudroom straight into the kitchen—groceries go exactly where they should without detouring through the house. Step outside and it keeps getting better. A 12'x10' RAISED DECK sits above the WALKOUT BASEMENT, giving you higher sightlines and better views than the typical backyard setup. Down below, a CONCRETE PATIO off the walkout—covered by the deck, shaded, and ready to use from day one. That lower level gives you a strong starting point. You want it to feel usable—not like a project? Have I mentioned it's a WALKOUT? Good—this is where it pays off. 9' FOUNDATION WALLS. FULL-SIZED WINDOWS. Natural light that actually brightens the space. However you finish it, it's designed to become a highly usable extension of the home. Upstairs, the BONUS ROOM lands right in the middle—and it's not closed off. It looks down into the great room below and borrows all that natural light from the two-storey window wall. The primary bedroom is set apart, with a five-piece ensuite—SOAKER TUB,

TILE SHOWER WITH A BENCH, dual sink vanity—and a walk-in closet that connects directly to the laundry room. No hauling baskets into the hallway. Secondary bedrooms? They each get their own walk-in closets. And the setting matters. Front exposure is southwest. The home sits in a CUL-DE-SAC THAT OPENS DIRECTLY TO AN ENVIRONMENTAL RESERVE—so you’re not boxed in by a row of houses. You step out your front door and you’re already connected to green space. Osprey Hill keeps that same energy. Not sprawling. Not endless. A COZY, TIGHT-KNIT COMMUNITY that’s expected to be built out in the next 4–5 years—so you won’t be living in a construction zone for the next decade. At some point, it stops being a maybe—and starts being the one you go see. Ask your agent to book a showing!